

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agents' representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **multiple units in a residential development located in the Melbourne metropolitan area** are being offered for sale at the same time. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting.

If units of a similar type or class have the same pricing (for example, one bedroom units in a high rise position) a single indicative selling price may be listed for these types or classes of units collectively, rather than an indicative selling price for each individual unit. It must be clear that the indicative selling price is for a particular type or class of units. The indicative selling price may be expressed as a single price, or a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request, included with any internet advertisement and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Unit offered for sale

Address
Including suburb and
postcode

1 Fresco Place, Clyde North VIC 3978

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
Lot 1238 – 16 x 27.92m (448m ²)	\$488,000	Or range between	\$*	&	\$
Lot 1245 – 16.5 x 28 (458m ²)	\$487,500	Or range between	\$*	&	\$
TH 1348 – 3 Beds, 2 Baths, 2 Car Spaces (100m ²)	\$524,520	Or range between	\$*	&	\$
TH 1374 - 2 Beds, 2 Baths, 1 Car Spaces (110m ²)	\$480,900	Or range between	\$*	&	\$
Lot 1613 – 16 x 25 (396m ²)	\$435,000	Or range between	\$*	&	\$
Lot 1615 – 16 x 32.01 (208m ²)	\$519,500	Or range between	\$*	&	\$
Lot 1627 – 16 x 32 (508m ²)	\$519,500	Or range between	\$*	&	\$
Lot 1650 – 15.25 x 25 (381m ²)	\$435,500	Or range between	\$*	&	\$
Lot 1729, 1730, 2522, 2531 – 16 x 28 (448m ²)	\$488,000	Or range between	\$*	&	\$
Lot 1746, 1840 – 14 x 28 (388m ²)	\$437,000	Or range between	\$*	&	\$

Lot 1806, 1904 – 12.5 x 25.01 (313m2)	\$380,000
Lot 1811 – 16.14 x 25 (399m2)	\$434,500
Lot 1813 – 13.5 x 28 (371m2)	\$424,500
Lot 1814 – 14 x 21 (374m2)	\$356,000
Lot 1820 – 14 x 25 (346m2)	\$403,500
Lot 1830 – 15.25 x 28 (427m2)	\$465,500
Lot 1832, 1837 – 12.5 x 25 (313m2)	\$380,000
Lot 1839 – 11 x 28 (308m2)	\$369,000
Lot 1841 – 17.14 x 32 (536m2)	\$531,500
Lot 1842, 1849, 1850 – 16 x 32 (512m2)	\$533,000
Lot 1843 – 14 x 32 (448m2)	\$492,000
Lot 1844, 1846, 1847, 1848, 2417 – 14 x 32 (448m2)	\$492,000
Lot 2411 – 12.5 x 32 (400m2)	\$454,000
Lot 2426 – 12.57 x 32 (402m2)	\$488,000
Lot 2521, 2529, 2538 – 16.5 x 28m (457m2)	\$487,000
Lot 2610 – 16.51 x 32.01 (524m2)	\$528,000
Lot 2611 – 16.01 x 32.01 (512m2)	\$533,000
Lot 2620 – 14.89 x 30.47 (438m2)	\$515,000

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Suburb unit median sale price

Median price Suburb

Period - From To Source

*Important advice about the median sale price: The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of **52** properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.*

Comparable property sales (*Delete A or B below as applicable)

A*

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 1729, 1730, 2522, 2531 – 16 x 28 (448m2)	Lot 2506 Evergreen Estate (448m2)	\$479,000	March 2024
	Lot 2510 Evergreen Estate (448m2)	\$479,000	March 2024
	Lot 4520 Meridian Estate (448m2)	\$457,000	March 2024

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 1806, 1904 – 12.5 x 25.01 (313m2)	LOT 1807 Orana (313m2)	\$380,000	Feb 2024
	LOT 1808 Orana (313m2)	\$380,000	Feb 2024
	LOT 1809 Orana (313m2)	\$380,000	Feb 2024

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 1832, 1837 – 12.5 x 25 (313m2)	LOT 1807 Orana (313m2)	\$380,000	Feb 2024
	LOT 1808 Orana (313m2)	\$380,000	Feb 2024
	LOT 1809 Orana (313m2)	\$380,000	Feb 2024

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 1842, 1849, 1850 – 16 x 32 (512m2)	LOT 2524 Five Farms (512m2)	\$538,000	Feb 2024
	LOT 2519 Five Farms (512m2)	\$538,000	Feb 2024
	LOT 4505 Meridian (512m2)	\$513,000	Feb 2024

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 1843 – 14 x 32 (448m2)	LOT 2204 Five Farms (448m2)	\$492,000	Feb 2024
	LOT 2214 Five Farms (448m2)	\$492,000	Feb 2024
	LOT 2515 Five Farms (448m2)	\$496,000	Feb 2024

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 1844, 1846, 1847, 1848, 2417 – 14 x 32 (448m2)	LOT 2204 Five Farms (448m2)	\$492,000	Feb 2024
	LOT 2214 Five Farms (448m2)	\$492,000	Feb 2024
	LOT 2515 Five Farms (448m2)	\$496,000	Feb 2024

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 2411 – 12.5 x 32 (400m2)	LOT 2215 Five Farms (400m2)	\$460,000	Feb 2024
	LOT 2213 Five Farms (400m2)	\$460,000	Feb 2024
	LOT 2542 Five Farms (400m2)	\$465,000	Feb 2024

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 2426 – 12.57 x 32 (402m2)	LOT 2215 Five Farms (400m2)	\$460,000	Feb 2024
	LOT 2213 Five Farms (400m2)	\$460,000	Feb 2024
	LOT 2542 Five Farms (400m2)	\$465,000	Feb 2024

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 2611 – 16.01 x 32.01 (512m2)	LOT 2524 Five Farms (512m2)	\$538,000	Feb 2024
	LOT 2519 Five Farms (512m2)	\$538,000	Feb 2024
	LOT 4505 Meridian (512m2)	\$513,000	Feb 2024

OR B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

Reasoning: There were no/not enough comparable lots sold within the last six months in the 2km radius

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 1238 – 16 x 27.92m (448m2)			

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 1245 – 16.5 x 28 (458m2)			

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
TH 1348 – 3 Beds, 2 Baths, 2 Car Spaces (100m2)			

Unit type or class

E.g. One bedroom units

Address of comparable unit**Price****Date of sale**

TH 1374 – 2 Beds, 2 Baths, 1 Car Spaces (110m ²)			

Unit type or class

E.g. One bedroom units

Address of comparable unit**Price****Date of sale**

Lot 1613 – 16 x 25 (396m ²)			

Unit type or class

E.g. One bedroom units

Address of comparable unit**Price****Date of sale**

Lot 1615 – 16 x 32.01 (208m ²)			

Unit type or class

E.g. One bedroom units

Address of comparable unit**Price****Date of sale**

Lot 1627 – 16 x 32 (508m ²)			

Unit type or class

E.g. One bedroom units

Address of comparable unit**Price****Date of sale**

Lot 1650 – 15.25 x 25 (381m ²)			

Unit type or class

E.g. One bedroom units

Address of comparable unit**Price****Date of sale**

Lot 1746, 1840 – 14 x 28 (388m ²)			

Unit type or class

E.g. One bedroom units

Address of comparable unit**Price****Date of sale**

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
Lot 1811 – 16.14 x 25 (399m ²)			

Unit type or class

E.g. One bedroom units

Address of comparable unit**Price****Date of sale**

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
Lot 1814 – 13.5 x 28 (371m ²)	Lot 2634 Evergreen Estate (373m ²)	\$420,000	March 2024

Unit type or class

E.g. One bedroom units

Address of comparable unit**Price****Date of sale**

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
Lot 1820 – 14 x 25 (346m ²)	Lot 1601 Orana Estate (346m ²)	\$403,500	March 2024
	Lot 1731 Orana Estate (346m ²)	\$403,500	November 2023
	Lot 1734 Orana Estate (346m ²)	\$403,500	November 2023

Unit type or class

E.g. One bedroom units

Address of comparable unit**Price****Date of sale**

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
Lot 1830 – 15.25 x 28 (427m ²)	Lot 4007 Smiths Lane Estate (428m ²)	\$473,000	March 2024

Unit type or class

E.g. One bedroom units

Address of comparable unit**Price****Date of sale**

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
Lot 1839 – 11 x 28 (308m ²)			

Unit type or class

E.g. One bedroom units

Address of comparable unit**Price****Date of sale**

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
Lot 1841 – 17.14 x 32 (536m ²)			

Unit type or class

E.g. One bedroom units

Address of comparable unit**Price****Date of sale**

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
Lot 2521, 2529, 2538 – 16.5 x 28m (457m ²)			

Unit type or class

E.g. One bedroom units

Address of comparable unit**Price****Date of sale**

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
Lot 2610 – 16.51 x 32.01 (524m ²)			

Unit type or class

E.g. One bedroom units

Address of comparable unit**Price****Date of sale**

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
Lot 2620 – 14.89 x 30.47 (438m ²)			

This Statement of Information was prepared on:

30th of April 2024