

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

Wollert Rise, Wollert VIC 3750 (Available)

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 202 – 14 x 25 (350m ²)	\$252,000	Or range between	\$*	&	\$*
Lots 203, 204 – 12.5 x 25 (313m ²)	\$235,000	Or range between	\$*	&	\$*
Lot 206, 207 – 10.5 x 25 (263m ²)	\$215,000	Or range between	\$*	&	\$*
Lots 219, 220 – 14 x 28 (392m ²)	\$284,000	Or range between	\$*	&	\$*
Lots 233, 237, 238 – 12.5 x 32 (400m ²)	\$294,000	Or range between	\$*	&	\$*
Lots 240 – 14 x 32 (448m ²)	\$319,000	Or range between	\$*	&	\$*
Lots 248 – 12.5 x 21 (263m ²)	\$215,000	Or range between	\$*	&	\$*
Lot 251 – 11 x 21 (290m ²)	\$214,000	Or range between	\$*	&	\$*

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price	\$330,000	Suburb	Wollert		
Period - From	January 2020	To	March 2020	Source	Internal Research Department

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 114 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* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lots 203, 204 – 12.5 x 25 (313m ²)	1 Lot 915 Lyndarum North (313sqm)	\$295,000	Nov-19
	2 Lot 145 The Patch (308 sqm)	\$281,000	Nov-19
	3 Lot 914 Lyndarum North (313sqm)	\$295,000	Nov-19

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 206, 207 – 10.5 x 25 (263m ²)	1 Lot 134 The Patch (262sqm)	\$249,000	Nov-19
	2 Lot 836 Amber Estate (263sqm)	\$270,000	Jan-20
	3 Lot 840 Amber Estate (263sqm)	\$270,000	Feb-20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lots 219, 220 – 14 x 28 (392m ²)	1 Lot 1111 Amber Estate (392sqm)	\$334,900	Mar-20
	2 Lot 718 Amber Estate (392sqm)	\$320,000	Mar-20
	3 Lot 829 Amber Estate (392sqm)	\$329,900	Mar-20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lots 233, 237, 238 – 12.5 x 32 (400m ²)	1 Lot 808 Amber Estate (400m ²)	\$357,000	December 2019
	2 Lot 112 The Patch Estate (400m ²)	\$337,000	February 2020
	3 Lot 130 The Patch Estate (400m ²)	\$337,000	February 2020

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 240 – 14 x 32 (448m ²)	1 Lot 746 Lyndarum North Estate (448m ²)	\$358,000	February 2020
	2 Lot 121 The Patch Estate (448m ²)	\$364,000	February 2020
	3 Lot 123 The Patch Estate (448m ²)	\$354,000	February 2020

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.

Unit type or class

E.g. One bedroom units

Address of comparable unit

Price

Date of sale

Lot 202 – 14 x 25 (350m ²)			

Unit type or class

E.g. One bedroom units

Address of comparable unit

Price

Date of sale

Lots 248 – 12.5 x 21 (263m ²)			

Unit type or class

E.g. One bedroom units

Address of comparable unit

Price

Date of sale

Lot 251 – 11 x 21 (290m ²)			

This Statement of Information was prepared on:

8th May 2020