

# 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](http://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

**HARLI ESTATE – 61 Bacchus Road, Cranbourne West, VIC 3977**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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 125 – 10.25 x 22.01 (287m <sup>2</sup> )	\$377,500	Or range between	\$*	&	\$
Lot 131 – 10.5 x 28 (294m <sup>2</sup> )	\$392,000	Or range between	\$*	&	\$
Lot 138 – 12.5 x 34.29 (428m <sup>2</sup> )	\$539,000	Or range between	\$*	&	\$
Lot 143 – 13 x 33.95 (442m <sup>2</sup> )	\$543,000	Or range between	\$*	&	\$
Lot 145, 146, 147 – 10.5 x 26 (273m <sup>2</sup> )	\$383,000	Or range between	\$*	&	\$
Lot 148 – 16 x 26 (370m <sup>2</sup> )	\$399,500	Or range between	\$*	&	\$
Lot 203, 204, – 12.5 x 32 (400m <sup>2</sup> )	\$478,000	Or range between	\$*	&	\$
Lot 205 – 16 x 32 (512m <sup>2</sup> )	\$579,000	Or range between	\$*	&	\$
Lot 209, 214, 219, 241 – 12.5 x 32 (400m <sup>2</sup> )	\$489,000	Or range between	\$*	&	\$

Lot 212 – 14 x 32 (444m2)	\$516,000	Or range between	\$*	&	\$
Lot 220, – 10.5 x 22.01 (231m2)	\$366,000	Or range between	\$*	&	\$
Lot 221 – 12.5 x 22.01 (275m2)	\$377,500	Or range between	\$*	&	\$
Lot 223 – 10.25 x 22.01 (246m2)	\$309,000	Or range between	\$*	&	\$
Lot 224, 225 – 10.5 x 28 (294m2)	\$392,000	Or range between	\$*	&	\$
Lot 226 – 12.5 x 28 (350m2)	\$451,000	Or range between	\$*	&	\$
Lot 231, 235 – 12.5 x 25 (352m2)	\$440,000	Or range between	\$*	&	\$
Lot 233, 234 – 10.5 x 25 (263m2)	\$377,000	Or range between	\$*	&	\$
Lot 248 – 13.25 x 25 (327m2)	\$402,000	Or range between	\$*	&	\$
Lot 301, 302, 304, 307, 308 – 16 x 32 (512m2)	\$620,000	Or range between	\$*	&	\$
Lot 303,306, 309 – 14 x 32 (448m2)	\$557,000	Or range between	\$*	&	\$
Lot 305, 310 – 12.5 x 32 (400m2)	\$516,000	Or range between	\$*	&	\$
Lot 346 – 16 x 28 (399m2)	\$489,000	Or range between	\$*	&	\$
Lot 347 – 16 x 28 (448m2)	\$557,000	Or range between	\$*	&	\$

Additional entries may be included or attached as required.

### 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 2 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)

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
Lot 203, 204, – 12.5 x 32 (400m2)	LOT 426 Sapphire (400m2)	\$455,000	Feb 2024
	LOT 208 Harli (400m2)	\$489,000	Jan 2024
	LOT 114 Wedge Rd (400m2)	\$569,000	March 2024

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 209, 214, 219, 241 – 12.5 x 32 (400m2)	LOT 426 Sapphire (400m2)	\$455,000	Feb 2024
	LOT 208 Harli (400m2)	\$489,000	Jan 2024
	LOT 114 Wedge Rd (400m2)	\$569,000	March 2024

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 226 – 12.5 x 28 (350m2)	LOT 1535 Canopy on Amstel (350m2)	\$488,000	Dec 2023
	LOT 45 Lynbrook Greens (350m2)	\$445,000	Dec 2023
	LOT 43 Otrus (350m2)	\$431,000	Nov 2023

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 301, 302, 304, 307, 308 – 16 x 32 (512m2)	LOT 141 Kingbird (512m2)	\$540,000	March 2024
	LOT 213 Harli (512m2)	\$589,000	October 2023
	LOT 216 Harli (512m2)	\$589,000	October 2023

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 303,306, 309 – 14 x 32 (448m2)	LOT 1517 Canopy at Amstel (448m2)	\$570,000	March 2024
	LOT 207 Harli (448m2)	\$529,000	March 2024
	LOT 237 Harli (448m2)	\$529,000	February 2024

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 305, 310 – 12.5 x 32 (400m2)	LOT 114 Wedge Rd (400m2)	\$569,000	March 2024
	LOT 208 Harli (400m2)	\$489,000	January 2024
	LOT 218 Wedge Rd (400m2)	\$552,000	December 2024

**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

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 125 – 10.25 x 22.01 (287m2)			

**Unit type or class**

E.g. One bedroom units

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

Lot 131 – 10.5 x 28 (294m <sup>2</sup> )			

**Unit type or class**

E.g. One bedroom units

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

Lot 138 – 12.5 x 34.29 (428m <sup>2</sup> )			

**Unit type or class**

E.g. One bedroom units

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

Lot 143 – 13 x 33.95 (442m <sup>2</sup> )			

**Unit type or class**

E.g. One bedroom units

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

Lot 145, 146, 147 – 10.5 x 26 (273m <sup>2</sup> )			

**Unit type or class**

E.g. One bedroom units

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

Lot 148 – 16 x 26 (370m <sup>2</sup> )			

**Unit type or class**

E.g. One bedroom units

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

Lot 205 – 16 x 32 (512m <sup>2</sup> )			

**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 212 – 14 x 32 (444m <sup>2</sup> )			

**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 220 – 10.5 x 22.01 (231m <sup>2</sup> )			

**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 221 – 12.5 x 22.01 (275m <sup>2</sup> )			

**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 223 – 10.25 x 22.01 (246m <sup>2</sup> )			

**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 224, 225 – 10.5 x 28 (294m <sup>2</sup> )			

**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 231, 235 – 12.5 x 25 (352m <sup>2</sup> )			

**Unit type or class**

E.g. One bedroom units

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

Lot 233, 234 – 10.5 x 25 (263m <sup>2</sup> )			

**Unit type or class**

E.g. One bedroom units

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

Lot 248 – 13.25 x 25 (327m <sup>2</sup> )			

**Unit type or class**

E.g. One bedroom units

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

Lot 346 – 16 x 28 (399m <sup>2</sup> )			

**Unit type or class**

E.g. One bedroom units

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

Lot 347 – 16 x 28 (448m <sup>2</sup> )			

This Statement of Information was prepared on:

22<sup>nd</sup> April 2024