

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

1160 Ballarto Rd, Junction Village VIC 3977

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 105 – 910m2 B*	\$*584,000	Or range between	\$*	&	\$
Lot 146 – 474m2	\$*385,000	Or range between	\$*	&	\$
Lot 147 – 367m2	\$*326,000	Or range between	\$*	&	\$
Lot 148 – 345m2	\$*315,000	Or range between	\$*	&	\$
Lot 107, 109 – 810m2 B*	\$*538,000	Or range between	\$*	&	\$
Lot 115 – 941m2 B*	\$*562,000	Or range between	\$*	&	\$
Lot 123 – 720m2 B*	\$*457,000	Or range between	\$*	&	\$
Lot 140, 141 – 400m2	\$*355,000	Or range between	\$*	&	\$
Lot 144 – 486m2	\$*402,000	Or range between	\$*	&	\$
Lot 151, 152 – 294m2	\$287,000	Or range between	\$*	&	\$

Lot 153 – 350m2	\$*325,000	Or range between	\$*	&	\$
-----------------	------------	------------------	-----	---	----

Suburb unit median sale price

Median price	\$408,000	Suburb	Junction Village
Period - From	April 19	To	Sep 19
Source	RPM Research Division		

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
Lot 146 – 474m2, Lot 144 – 486m2	Lot 1061, Brompton, 465m2	\$375,000	Jul-19
	Lot 310, Brompton, 465m2	\$390,000	Mar-19
	Lot 1065, Brompton 475m2	\$375,000	April-19

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 147 – 367m2, Lot 148 – 345m2, Lot 153 – 350m2	Lot 805, Brompton, 350m2	\$340,000	Jun-19
	Lot 1055, Brompton, 364m2	\$340,000	Aug- 19
	Lot 725, Brompton 378m2	\$360,000	Aug-19

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 140, 141 – 400m2	Lot 861, Brompton, 400m2	\$355,000	May-19
	Lot 475, Brompton, 400m2	\$355,000	Jul-19
	Lot 131, Brompton, 400m2	\$355,000	Aug-19

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 151, 152 – 294m2	Lot 1151, Brompton, 294m2	\$330,000	Aug-19
	Lot 1013, Brompton, 294m2	\$335,000	Aug-19
	Lot 1026, Brompton, 294m2	\$355,000	Mar-19

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.

10th September 2019

This Statement of Information was prepared on: