

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

Deanside Village Estate, 642 – 648 Neale Road, Deanside VIC 3336

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 310 – 10.5 x 31.36m ² = 333m ²	\$303,000	Or range between	\$*	&	\$
Lot 309 – 10.5 x 30.73 = 327m ²	\$300,000	Or range between	\$*	&	\$
Lot 319 – 10.5 x 32 = 336m ²	\$303,000	Or range between	\$*	&	\$
Lot 334 – 14.98 x 28.5 = 423m ²	\$349,000	Or range between	\$*	&	\$
Lot 331 – 15 x 32 = 480m ²	\$384,000	Or range between	\$*	&	\$
Lot 308 – 11.5 x 30.72 = 349m ²	\$320,000	Or range between	\$*	&	\$
Lot 320 – 11.5 x 32 = 349m ²	\$335,000	Or range between	\$*	&	\$
Lot 322 – 10.5 x 26 = 265m ²	\$237,000	Or range between	\$*	&	\$
Lot 323 – 11 x 26 = 286m ²	\$247,000	Or range between	\$*	&	\$
Lot 325 14.03 x 32 = 504m ²	\$388,000	Or range between	\$*	&	\$

Lot 328 – 12.38 x 32 = 519m ²	\$398,000
Lot 401 – 13.5 x 22.29 = 353m ²	\$320,000
Lot 402 – 14 x 27.6 = 403m ²	\$356,000
Lot 403 – 16 x 32 = 499m ²	\$408,000
Lot 404 – 12.5 x 31.86 = 400m ²	\$346,000
Lot 405 – 19.66 x 32.17 = 508m ²	\$398,000
Lot 406 – 12.5 x 31.01 = 369m ²	\$330,000
Lot 407 – 12.5 x 28 = 350m ²	\$320,000
Lot 409 – 18.62 x 28 = 479m ²	\$374,000
Lot 434 – 12.5 x 31 = 385m ²	\$351,000
Lot 435 – 13.9 x 29.85 = 384m ²	\$331,000
Lot 436, 437, 438, 439 – 8.5 x 28.5 = 242m ²	\$251,000

Or range between
Or range between
Or range between
Or range between
Or range between
Or range between
Or range between
Or range between
Or range between
Or range between
Or range between
Or range between
Or range between
Or range between
Or range between

\$*	&	\$
\$*	&	\$
\$*	&	\$
\$*	&	\$
\$*	&	\$
\$*	&	\$
\$*	&	\$
\$*	&	\$
\$*	&	\$
\$*	&	\$
\$*	&	\$
\$*	&	\$
\$*	&	\$
\$*	&	\$
\$*	&	\$

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price Suburb

Period - From To Source

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 310 – 10.5 x 31.36m2 = 333m2	Lot 218 –Kinsford, Deanside 336m2	\$385,600	Mar-19
	Lot 154 – Rosewood Estate, Deanside 333m2	\$337,000	Jun-19
	Lot 203 – Rosewood Estate, Deanside 350m2	\$354,000	Jul-19

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 309 – 10.5 x 30.73 = 327m2	Lot 218 –Kinsford, Deanside 336m2	\$385,600	Mar-19
	Lot 154 – Rosewood Estate, Deanside 333m2	\$337,000	Jun-19
	Lot 203 – Rosewood Estate, Deanside 350m2	\$354,000	Jul-19

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 319 – 10.5 x 32 = 336m2	Lot 218 –Kinsford, Deanside 336m2	\$385,600	Mar-19
	Lot 154 – Rosewood Estate, Deanside 333m2	\$337,000	Jun-19
	Lot 203 – Rosewood Estate, Deanside 350m2	\$354,000	Jul-19

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 334 – 14.98 x 28.5 = 423m2	Lot 123 – Botania Estate, Fraser Rise 422m2	\$364,626	Jul-19
	Lot 102 – Carolina Estate – Deanside 444m2	\$330,000	Aug-19
	Lot 123 – Carolina Estate – Deanside 421m2	\$339,000	May -19

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 331 – 15 x 32 = 480m2	Lot 329, Deanside Village Deanside 448m2	\$ 389,000	Jun-19
	Lot 330 – Deanside Village, Deanside 448m2	\$389,000	Jul-19
	Lot 332 – Deanside Village, Deanside – 508m2	\$414000	Jun-19

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 309 – 10.5 x 30.73 = 327m2	Lot 218 –Kinsford, Deanside 336m2	\$385,600	Mar-19
	Lot 154 – Rosewood Estate, Deanside 333m2	\$337,000	Jun-19
	Lot 203 – Rosewood Estate, Deanside 350m2	\$354,000	Jul-19

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 308 – 11.5 x 30.72 = 349m ²	Lot 151, Sinclair Heights – 350m ²	\$329,000	Apr-19
	Lot 148 – Sinclair Heights – 350m ²	\$329,000	Aug-19
	Lot 129 – Sinclair Heights – 350m ²	\$333,000	Aug-19

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 320 – 11.5 x 32 = 349m ²	Lot 151, Sinclair Heights – 350m ²	\$329,000	Apr-19
	Lot 148 – Sinclair Heights – 350m ²	\$329,000	Aug-19
	Lot 129 – Sinclair Heights – 350m ²	\$333,000	Aug-19

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 322 – 10.5 x 26 = 265m ²	Lot 105 – Kinsford Estate, Deanside– 264m ²	\$ 232,254	Apr-19
	Lot 314 – Aldo Estate, Fraser Rise – 263m ²	\$260,000	Jul-19
	Lot 348 – Aldo Estate, Fraser Rise - 263m ²	\$260,000	Jul-19

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 309 – 10.5 x 30.73 = 327m ²	Lot 218 –Kinsford, Deanside 336m ²	\$385,600	Mar-19
	Lot 154 – Rosewood Estate, Deanside 333m ²	\$337,000	Jun-19
	Lot 203 – Rosewood Estate, Deanside 350m ²	\$354,000	Jul-19

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 323 – 11 x 26 = 286m ²	1 Lot 105 – Kinsford Estate, Deanside– 264m ²	\$ 232,254	Apr-19
	2 Lot 314 – Aldo Estate, Fraser Rise – 263m ²	\$260,000	Jul-19
	3 Lot 348 – Aldo Estate, Fraser Rise - 263m ²	\$260,000	Jul-19

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 325 14.03 x 32 = 504m ²	1 Lot 329, Deanside Village Deanside 448m ²	\$ 389,000	Jun-19
	2 Lot 330 – Deanside Village, Deanside 448m ²	\$389,000	Jul-19
	3 Lot 332 – Deanside Village, Deanside – 508m ²	\$414000	Jun-19

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 328 – 12.38 x 32 = 519m ²	Lot 2301 – Aspire West Estate Fraser Rise, 512m ²	\$411,500	Jun-19
	Lot 2244 – Aspire West Estate, Fraser Rise, 512m ²	\$411,900	Aug-19

Unit type or class

E.g. One bedroom units

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

	Lot 2215, Aspire West Estate, Fraser Rise – 512m2	\$410,900	Jun-19
--	---	-----------	--------

Unit type or class

E.g. One bedroom units

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

Lot 309 – 10.5 x 30.73 = 327m2	Lot 218 –Kinsford, Deanside 336m2	\$385,600	Mar-19
	Lot 154 – Rosewood Estate, Deanside 333m2	\$337,000	Jun-19
	Lot 203 – Rosewood Estate, Deanside 350m2	\$354,000	Jul-19

Unit type or class

E.g. One bedroom units

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

Lot 401 – 13.5 x 22.29 = 353m2	1 Lot 151, Sinclair Heights – 350m2	\$329,000	Apr-19
	2 Lot 148 – Sinclair Heights – 350m2	\$329,000	Aug-19
	3 Lot 129 – Sinclair Heights – 350m2	\$333,000	Aug-19

Unit type or class

E.g. One bedroom units

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

Lot 402 – 14 x 27.6 = 403m2	Lot 128 – Sinclair Heights Estate – 392m2	\$ 348,000	Aug-19
	Lot 321 – Aldo Estate, - 400m2	\$ 320,000	Jul-19
	Lot 2220, Aspire West Estate – 396m2	\$349,900	Jul-19

Unit type or class

E.g. One bedroom units

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

Lot 403 – 16 x 32 – 499m2	1 Lot 329, Deanside Village Deanside 448m2	\$ 389,000	Jun-19
	2 Lot 330 – Deanside Village, Deanside 448m2	\$389,000	Jul-19
	3 Lot 2237 Aspire West Estate, Fraser Rise 448m2	\$377,500	Jun-19

Unit type or class

E.g. One bedroom units

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

Lot 404 – 12.5 x 31.86 = 400m2	Lot 128 – Sinclair Heights Estate – 392m2	\$ 348,000	Aug-19
	Lot 321 – Aldo Estate, - 400m2	\$ 320,000	Jul-19
	Lot 2220, Aspire West Estate – 396m2	\$349,900	Jul-19

Unit type or class

E.g. One bedroom units

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

Lot 405 – 19.66 x 32.17 = 508m2	1 Lot 329, Deanside Village Deanside 448m2	\$ 389,000	Jun-19
	2 Lot 330 – Deanside Village, Deanside 448m2	\$389,000	Jul-19
	3 Lot 2237 Aspire West Estate, Fraser Rise 448m2	\$377,500	Jun-19

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 406 – 12.5 x 31.01 = 369m ²	1 Lot 151, Sinclair Heights – 350m ²	\$329,000	Apr-19
	Lot 128 – Sinclair Heights Estate – 392m ²	\$ 348,000	Aug-19
	3 Lot 129 – Sinclair Heights – 350m ²	\$333,000	Aug-19

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 407 – 12.5 x 28 = 350m ²	1 Lot 151, Sinclair Heights – 350m ²	\$329,000	Apr-19
	2 Lot 148 – Sinclair Heights – 350m ²	\$329,000	Aug-19
	3 Lot 129 – Sinclair Heights – 350m ²	\$333,000	Aug-19

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 409 – 18.62 x 28 = 479m ²	1 Lot 329, Deanside Village Deanside 448m ²	\$ 389,000	Jun-19
	2 Lot 330 – Deanside Village, Deanside 448m ²	\$389,000	Jul-19
	3 Lot 2237 Aspire West Estate, Fraser Rise 448m ²	\$377,500	Jun-19

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 434 – 12.5 x 31 = 385m ²	Lot 128 – Sinclair Heights Estate – 392m ²	\$ 348,000	Aug-19
	Lot 321 – Aldo Estate, - 400m ²	\$ 320,000	Jul-19
	Lot 2220, Aspire West Estate – 396m ²	\$349,900	Jul-19

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 435 – 13.9 x 29.85 = 384m ²	Lot 128 – Sinclair Heights Estate – 392m ²	\$ 348,000	Aug-19
	Lot 321 – Aldo Estate, - 400m ²	\$ 320,000	Jul-19
	Lot 2220, Aspire West Estate – 396m ²	\$349,900	Jul-19

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 436, 437, 438, 439 – 8.5 x 28.5 = 242m ²	1 Lot 105 – Kinsford Estate, Deanside– 264m ²	\$ 232,254	Apr-19
	2 Lot 314 – Aldo Estate, Fraser Rise – 263m ²	\$260,000	Jul-19
	3 Lot 348 – Aldo Estate, Fraser Rise - 263m ²	\$260,000	Jul-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.

This Statement of Information was prepared on:

13/09/19