

# 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](http://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

Caledonia Estate, Wollert VIC 3750 (Available)

### 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 406 - 305 Craigieburn Road, Wollert VIC 3750 16 x 15.5m (248m <sup>2</sup> )	\$254,900	Or range between	\$*	&	\$
Lot 426,427,428,429,433 - 440 305 Craigieburn Road, Wollert VIC 3750 12.5 x 32m (400m <sup>2</sup> )	\$329,900	Or range between	\$*	&	\$
Lot 431 - 305 Craigieburn Road, Wollert VIC 3750 14 x 32.53m (456m <sup>2</sup> )	\$367,200	Or range between	\$	&	\$
Lot 401, 402 12.5m x 32m (400m <sup>2</sup> )	\$335,900	Or range between	\$*	&	\$
Lot 403 - 305 Craigieburn Road, Wollert VIC 3750 12.5 x 32m (491m <sup>2</sup> )	\$383,000	Or range between	\$*	&	\$
Lot 407 - 305 Craigieburn Road, Wollert VIC 3750 13 x 15.5m (243m <sup>2</sup> )	\$249,900	Or range between	\$*	&	\$
Lot 431, 432 - 305 Craigieburn Road, Wollert VIC 3750 14 x 32m (457m <sup>2</sup> )	\$367,200	Or range between	\$*	&	\$
Lot 455- 305 Craigieburn Road, Wollert VIC 3750 14 x 32 (448m <sup>2</sup> )	\$366,400	Or range between	\$*	&	\$
Lot 463 - 305 Craigieburn Road, Wollert VIC 3750 14 x 32m (464m <sup>2</sup> )	\$369,000	Or range between	\$*	&	\$
Lot 456 - 305 Craigieburn Road, Wollert VIC 3750 10.5 x 29m (336m <sup>2</sup> )	\$300,900	Or range between	\$*	&	\$

Lot 461– 305 Craigieburn Road, Wollert VIC 3750 11.58 x 29 (476m2)	\$353,900
Lot 462 – 305 Craigieburn Road, Wollert VIC 3750 12.5 x 33.24m (477m2)	\$357,900
Lot 463 – 305 Craigieburn Road, Wollert VIC 3750 14 x 33.24 (464m2)	\$369,000
Lot 466 – 305 Craigieburn Road, Wollert VIC 3750 12.5 x 35 (464m2)	\$360,900
Lot 472 – 305 Craigieburn Road, Wollert VIC 3750 12 x 22m (259m2)	\$255,000

Or range  
between

\$*
\$*
\$*
\$*
\$*

&  
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&

\$
\$
\$
\$
\$

Additional entries may be included or attached as required.

### Suburb unit median sale price

Median price	<input type="text" value="\$324,950"/>	Suburb	<input type="text" value="Wollert Vic 3750"/>
Period - From	<input type="text" value="October 2019"/>	To	<input type="text" value="December 2019"/>
Source	<input type="text" value="Internal Research Team"/>		

*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 residential 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 98 residential 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
Lot 426, 427,428,429,433 - 440 305 Craigieburn Road, Wollert VIC 3750 12.5 x 32m (400m2)	1 Lot 355 Rathdowne Estate Wollert 3750 VIC 3750 12.5 x (400m2)	\$324,900	October 2019
	2 Lot 404 305 Craigieburn Road Wollert VIC 3750 12.5 x 32 (400m2)	\$399,999	November 2019
	3 Lot 4110 Aurora Estate 12.5 x 32 (400m2)	\$381,500	November 2019

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 431 – 305 Craigieburn Road, Wollert VIC 3750 14 x 32.53m (456m2)	1 Lot 804 Lyndarum North Estate, Wollert VIC 14 x 32 (448m2)	\$385,000	November 2019
	2 Lot 658 Rathdowne Estate Wollert VIC 3750 14 x 32 (448m2)	\$349,900	November 2019
	3 Lot 801 Lyndarum Estate Wollert VIC 3750 14.07 x 32 (449m2)	\$395,000	November 2019

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 401, 402 305 Craigieburn Road, Wollert VIC 3750 12.5m x 32m (400m2)	Lot 404 Caledonia Estate, Wollert VIC 3750 12.5 x 32m (400m2)	\$399,999	November 2019
	Lot 4110 Aurora Estate, Wollert VIC 3750 12.5 x 32m (400m2)	\$381,500	November 2019
	Lot 355 Rathdowne Estate, Wollert VIC 3750	\$324,900	October 2019

**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.

Lot 403 – 305 Craigieburn Road, Wollert VIC 3750 12.5 x 32m (491m2)

Lot 407 – 305 Craigieburn Road, Wollert VIC 3750 13 x 15.5m (243m2)

Lot 463 – 305 Craigieburn Road, Wollert VIC 3750 14 x 32m (464m2)

Lot 456 – 305 Craigieburn Road, Wollert VIC 3750 10.5 x 29m (336m2)

Lot 461– 305 Craigieburn Road, Wollert VIC 3750 11.58 x 29 (476m2)

Lot 462 – 305 Craigieburn Road, Wollert VIC 3750 12.5 x 33.24m (477m2)

Lot 463 – 305 Craigieburn Road, Wollert VIC 3750 14 x 33.24 (464m2)

Lot 466 – 305 Craigieburn Road, Wollert VIC 3750 12.5 x 35 (464m2)

Lot 472 – 305 Craigieburn Road, Wollert VIC 3750 12 x 22m (259m<sup>2</sup>)

Lot 406 - 305 Craigieburn Road, Wollert VIC 3750 16 x 15.5m (248m<sup>2</sup>)

This Statement of Information was prepared on:

14<sup>th</sup> February 2020