

# 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

70 Patterson's Rd, Clyde VIC 3978

### 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 1642, 519m2 - 13 x 28	\$*363,000	Or range between	\$*	&	\$
Lot 1725, 545m2 14 x 34	\$*412,000	Or range between	\$*	&	\$
Lot 1703, 455m2 – 129.5 x 30.7	\$*359,000	Or range between	\$*	&	\$
Lot 1624, 400m2 12.5 x 32	\$*328,000	Or range between	\$*	&	\$
Lot 1625, 466m2 16 x 32	\$*333,000	Or range between	\$*	&	\$
Lot 1641, 440m2 12 x 29.2	\$*330,000	Or range between	\$*	&	\$
Lot 1823, 447m2 17 x 31	\$*291,000	Or range between	\$*	&	\$
Lot 1903, 528m2 20.9 x 31.38	\$*399,000	Or range between	\$*	&	\$
Lot 1904, 463m2 16.6 x 32	\$*356,000	Or range between	\$*	&	\$
Lot 2123, 413m2 13.99 x 30	\$349,000	Or range between	\$*	&	\$

Lot 2124, 375 12.5 x 30, Lot 2223 377m2 11.78 x 30	\$*337,000
Lot 2128, 445m2 14.75 x 31.2	\$*377,000
Lot 2138, 393m2 13.99 x 28.5	\$*338,000
Lot 2115, 504m2 15.75 x 32	\$*410,000
Lot 2122, 509m2 16.19 x 30.5	\$*414,000

Or range between	\$*	&	\$
Or range between	\$*	&	\$
Or range between	\$*	&	\$
Or range between	\$*	&	\$
Or range between	\$*	&	\$

### Suburb unit median sale price

Median price	\$327,000	Suburb	Clyde
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 2527, Clydevale, 520m2	\$376,200	Jul-19
Lot 2013, Clydevale, 512m2	\$370,000	Jun-19
Lot 2508, Clydevale 512m2	\$373,500	Aug-19

#### Unit type or class

E.g. One bedroom units

Address of comparable unit	Price	Date of sale
Lot 2503, Clydevale, 400m2	\$319,500	Jun-19
Lot 2016, Clydevale, 400m2	\$320,000	Jul-19
Lot 2019, Clydevale 400m2	\$315,000	Aug-19

#### Unit type or class

E.g. One bedroom units

Address of comparable unit	Price	Date of sale
Lot 1348, Meridian, 448m2	\$320,000	Aug-19
Lot 1231, Meridian, 448m2	\$350,000	June-19
Lot 1647, Delaray, 448m2	\$379,900	April-19

#### Unit type or class

E.g. One bedroom units

Address of comparable unit	Price	Date of sale
Lot 1050, Meridian, 512m2	\$405,000	Apr-19

**Unit type or class**

E.g. One bedroom units

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

34, Lot 2115, 504m2 15.75 x 32, Lot 2122, 509m2 16.19 x 30.5,	Lot 876, Brompton Life	\$415,000	Mar-19
	308, Brompton Life	\$430,000	May-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:

10<sup>th</sup> September 2019