

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

Arramont Estate – 225 Boundary Road, Wollert, VIC. 3750

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 1011 – 8.5m x 21m, 178sqm	\$230,000	Or range between	\$	&	\$
Lot 1009 & 1013 – 10.25m x 21m, 274sqm		Or range between	\$269,000	&	\$275,000
Lot 1003-1007, 1017, 1018, 1028, 1029, 1033, 1034, 1039 -1042, 1044-1046 – 12.5m x 28m, 350sqm	\$324,000	Or range between	\$	&	\$
Lot 1014, 1016, 1025, 1032, 1035, 1043 & 1047 – 14m x 28m, 392sqm	\$349,000	Or range between	\$	&	\$
Lot 1015 & 1048 – 16m x 28m, 448sqm	\$384,000	Or range between	\$	&	\$
Lot 1012 – 10.5m x 21m, 221sqm	\$245,000	Or range between	\$	&	\$
Lot 1008 – 14.5m x 28m, 406sqm	\$349,000	Or range between	\$	&	\$
Lot 1019 – 15.5m x 28m, 434sqm	\$369,000	Or range between	\$	&	\$
Lot 1002 – 12m x 32m, 475sqm	\$384,000	Or range between	\$	&	\$
Lot 1001 – 16m x 32m, 512sqm	\$416,000	Or range between	\$	&	\$

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price	\$330,486	Suburb	Wollert
Period - From	01.09.2019	To	30.09.2019
Source	RPM Real Estate – 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

Unit type or class	Address of comparable unit	Price	Date of sale
Lot 1011 – 8.5m x 21m, 178sqm	1. Lot 1010 Arramont Estate	\$233,000	May 2019
	2. Lot 327 Riverhills Estate	\$221,000	May 2019
	3. Lot 326 Riverhills Estate	\$231,000	May 2019

Unit type or class

E.g. One bedroom units

Unit type or class	Address of comparable unit	Price	Date of sale
Lot 1009 & 1013 – 10.25m x 21m, 274sqm	1. Lot 803 Amber Estate	\$282,000	Jul 2019
	2. Lot 220 Riverhills Estate	\$292,000	Aug 2019
	3. Lot 2017 Aurora	\$285,000	Aug 2019

Unit type or class

E.g. One bedroom units

Unit type or class	Address of comparable unit	Price	Date of sale
Lot 1003 - 1007, 1017, 1018, 1028, 1029, 1033, 1034, 1039 - 1042, 1044 - 1046 – 12.5m x 28m, 350sqm	1. Lot 1030 Arramont Estate	\$299,000	Aug 2019
	2. Lot 912 Lyndarum North	\$317,000	Aug 2019
	3. Lot 903 Amber Estate	\$330,000	Sep 2019

Unit type or class

E.g. One bedroom units

Unit type or class	Address of comparable unit	Price	Date of sale
Lot 1014, 1016, 1025, 1032, 1035, 1043 & 1047 – 14m x 28m, 392sqm	1. Lot 557 Rathdowne Estate	\$329,000	Sep 2019
	2. Lot 904 Lyndarum North	\$357,000	Aug 2019
	3. Lot 934 Lyndarum North	\$357,000	Aug 2019

Unit type or class

E.g. One bedroom units

Unit type or class	Address of comparable unit	Price	Date of sale
Lot 1015 & 1048 – 16m x 28m, 448sqm	1. Lot 1015 Arramont Estate	\$384,000	Aug 2019
	2. Lot 827 Amber Estate	\$382,000	Sep 2019
	3. Lot 810 Amber Estate	\$382,000	Sep 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 1012 – 10.5m x 21m, 221sqm	1. Lot 847 Amber Estate	\$240,000	Sep 2019
	2. Lot 833 Amber Estate	\$247,000	Aug 2019
	3. Lot 337 Riverhills Estate	\$235,000	Sep 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 1008 – 14.5m x 28m, 406sqm	1. Lot 932 Lyndarum North	\$357,000	Aug 2019
	2. Lot 909 Lyndarum North	\$360,000	Aug 2019
	3. Lot 933 Lyndarum North	\$357,000	Aug 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 1019 – 15.5m x 28m, 434sqm	1. Lot 912 Amber Estate	\$367,000	Sep 2019
	2. Lot 663 Rathdowne Estate	\$350,900	Aug 2019
	3. Lot 828 Lyndarum North	\$377,000	Aug 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 1002 – 12m x 32m, 475sqm	1. Lot 829 Lyndarum North	\$399,500	Aug 2019
	2. Lot 931 Lyndarum North	\$380,000	Aug 2019
	3. Lot 929 Lyndarum North	\$387,000	Aug 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 1001 – 16m x 32m, 512sqm	1. Lot 901 Lyndarum North	\$410,000	Aug 2019
	2. Lot 329 Riverhills Estate	\$440,000	Aug 2019
	3. Lot 334 Riverhills Estate	\$440,000	Sep 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.

This Statement of Information was prepared on:

17.10.2019

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

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Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
Lot 838 – 27.22m x 27.1m, 396sqm	\$299,000	Or range between	\$	&	\$
Lot 840 – 10m x 35.16m, 383sqm	\$319,000	Or range between	\$	&	\$
Lot 820 – 14.3m x 39.3m, 520sqm	\$385,000	Or range between	\$	&	\$
Lot 846 – 16.1m x 28m, 445sqm	\$379,000	Or range between	\$	&	\$
Lot 847 – 27.01m x 30m, 412sqm	\$299,000	Or range between	\$	&	\$

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price Suburb

Period - From To Source

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 838 – 27.22m x 27.1m, 396sqm	1. Lot 230 Arramont Estate	\$ 289,000	Aug 2019
	2. Lot 124 The Patch	\$ 300,000	Jul 2019
	3. *B	\$*B	*B

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 840 – 10m x 35.16m, 383sqm	1. Lot 4130 Aurora Estate	\$ 346,000	Jul 2019
	2. Lot 124 The Patch	\$ 300,000	Jul 2019
	3. Lot 821 Lyndarum North	\$ 348,000	Aug 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 820 – 14.3m x 39.3m, 520sqm	1. Lot 928 Lyndarum North	\$ 416,000	Aug 2019
	2. Lot 652 Rathdowne	\$ 412,900	May 2019
	3. *B	\$ *B	*B

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 846 – 16.1m x 28m, 445sqm	1. Lot 905 Lyndarum North	\$ 363,500	Aug 2019
	2. Lot 927 Lyndarum North	\$ 379,000	Aug 2019
	3. Lot 827 Lyndarum North	\$ 380,000	Aug 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 847 – 27.01m x 30m, 412sqm	1. Lot 238 Elyssia	\$305,000	May 2019
	2. Lot 664 Rathdowne	\$294,900	May 2019
	3. *B	\$ *B	*B

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:

02.10.2019