

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	Lots 4095, 4001, 4002, 4102, 4130, 5056, 5075, 5063, 5099, 23 5014, 5017, 5018,
Including suburb and	5077, 5030, 5034, 5036, 5098, 5066,
postcode	Alira Estate, 322-340 Centre Road Berwick VIC 3806

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 4095 – 16 x 25 = 395m ²	\$455,000	Or range between	\$*		\$
Lot 4001 – 14 x 32.15 = 446m ²	\$495,000	Or range between	\$*		\$
Lot 4002 – 14 x 32.14 = 476m ²	\$499,000	Or range between	\$*		\$
Lot 4102 – 17 x 28 = 471m ²	\$522,000	Or range between	\$*		\$
Lot 4130 – 16 x 32 = 512m ²	\$529,000	Or range between	\$*		\$
Lot 5056, Lot 5075– 12.5 x 32 = 400m ²	\$462,000	Or range between	\$*		\$
Lot 5063 – 10.5 x 30 = 315m ²	\$409,000	Or range between	\$*		\$
Lot 5099 – 14 x 30 = 424m ²	\$478,000	Or range between	\$*		\$
Lot 23 – 15.8 x 31 = 445m ²	\$472,000	Or range between	\$*		\$
Lot 5014, 5017, 5018 – 12.5 x 31.88 = 398m ²	\$462,000	Or range between	\$*		\$

Lot 5077 – 12.5 x 32 = 400m ²	\$474,000
Lot 5030 – 16 x 33.67 = 544m ²	\$563,000
Lot 5034 – 14 x 33.78 = 472m ²	\$522,000
Lot 5036 – 14 x 33.95 = 471m ²	\$522,000
Lot 5098 – 14 x 32 = 448m ²	\$549,000
Lot 5066 – 12.5 x 30.25 = 378m ²	\$445,000

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 4095	Lot 227, MINTA FARM, BERWICK 392m ³	\$426,000	Jun-19
	Lot 528, MINTA FARM, BERWICK 400m ²	\$428,000	Jun-19
	Lot 214, MINTA FARM BERWICK 392m ²	\$404,000	Jul-19

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 4001	Lot 507, MINTA FARM, BERWICK 448m ²	\$465,000	May-19
	Lot 543, MINTA FARM, BERWICK 512m ²	\$510,000	May-19
	Lot 351, MINTA FARM BERWICK 512m ²	\$508,000	Jun-19

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 4002	Lot 507, MINTA FARM, BERWICK 448m ²	\$465,000	May-19
	Lot 543, MINTA FARM, BERWICK 512m ²	\$510,000	May-19
	Lot 351, MINTA FARM BERWICK 512m ²	\$508,000	Jun-19

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 4102	Lot 5029, Alira Estate, BERWICK 477m2	\$522,000	May-19
	Lot 543, MINTA FARM, BERWICK 512m2	\$510,000	May-19
	Lot 351, MINTA FARM BERWICK 512m2	\$508,000	Jun-19

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 5056, Lot 5075,	Lot 206, MINTA FARM, BERWICK 400m2	\$408,000	Jul-19
	Lot 565, MINTA FARM BERWICK 400m2	\$428,000	Jul-19
	Lot 574, MINTA FARM BERWICK 400m2	\$428,000	Jul-19

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 4130	Lot 351, MINTA FARM BERWICK 512m2	\$508,000	Jun-19
	Lot 543, MINTA FARM, BERWICK 512m2	\$510,000	May-19
	Lot 5029, Alira Estate, BERWICK 477m2	\$522,000	May-19

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 5063	Lot 316, MINTA FARM BERWICK 310m2	\$335,000	Jun-19
	Lot 57, MINTA FARM, BERWICK 336m2	\$325,000	May-19
	Lot 615, MINTA FARM, BERWICK 293m2	\$327,000	Apr-19

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 5099	Lot 206, MINTA FARM, BERWICK 400m2	\$408,000	Jul-19
	Lot 565, MINTA FARM BERWICK 400m2	\$428,000	Jul-19
	Lot 574, MINTA FARM BERWICK 400m2	\$428,000	Jul-19

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 23	Lot 507, MINTA FARM, BERWICK 448m2	\$465,000	May-19
	Lot 5029, Alira Estate, BERWICK 477m2	\$522,000	May-19
	Lot 506, MINTA FARM BERWICK 448m2	\$465,000	Jun-19

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 5014, 5017, 5018	Lot 206, MINTA FARM, BERWICK 400m2	\$408,000	Jul-19
	Lot 565, MINTA FARM BERWICK 400m2	\$428,000	Jul-19
	Lot 574, MINTA FARM BERWICK 400m2	\$428,000	Jul-19

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 5077	Lot 206, MINTA FARM, BERWICK 400m2	\$408,000	Jul-19
	Lot 565, MINTA FARM BERWICK 400m2	\$428,000	Jul-19
	Lot 574, MINTA FARM BERWICK 400m2	\$428,000	Jul-19

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 5030	Lot 517, MINTA FARM, BERWICK 556m2	\$444,000	Jun-19
	Lot 612, MINTA FARM BERWICK 542m2	\$519,000	Jul-19
	Lot 543, MINTA FARM, BERWICK 512m2	\$510,000	May-19

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 5034	Lot 5029, Alira Estate, BERWICK 556m2	\$522,000	Jun-19
	Lot 507, MINTA FARM, BERWICK 448m2	\$465,000	May-19
	Lot 506, MINTA FARM BERWICK 448m2	\$465,000	Jun-19

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 5036	Lot 5029, Alira Estate, BERWICK 556m2	\$522,000	Jun-19
	Lot 507, MINTA FARM, BERWICK 448m2	\$465,000	May-19
	Lot 506, MINTA FARM BERWICK 448m2	\$465,000	Jun-19

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 5098	Lot 507, MINTA FARM, BERWICK 448m2	\$465,000	May-19
	Lot 5029, Alira Estate, BERWICK 477m2	\$522,000	May-19
	Lot 506, MINTA FARM BERWICK 448m2	\$465,000	Jun-19

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 5066	Lot 206, MINTA FARM, BERWICK 400m2	\$408,000	Jul-19
	Lot 565, MINTA FARM BERWICK 400m2	\$428,000	Jul-19
	Lot 574, MINTA FARM BERWICK 400m2	\$428,000	Jul-19