

# 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/land-channel/content/address-search](http://services.land.vic.gov.au/land-channel/content/address-search) before being entered in this Statement of Information.

### Unit offered for sale

Address  
Including suburb and  
postcode

**Lots 1001 to 1003, 1008 to 1010, 1012 to 1017, 1020, 1021 to 1043, 1048, 1054, 1055, 1101, 1102, 1121 Toolern Waters Estate, Weir Views 3338**

### 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 1012	\$180,000		
Lots 1003, 1048,	\$230,000		
Lot 1008	\$235,000		
Lots 1009, 1010, 1014, 1045, 1121	\$240,000		
Lots 1035, 1037 to 1041	\$250,000		
Lot 1036	\$260,000		
Lots 1013	\$270,000		
Lot 1015,	\$275,000		
Lot 1043,	\$300,000		
Lot 1001,	\$330,000		
Lot 1054,	\$335,000		
Lot 1055,	\$345,000		

Lots 1016, 1017, 1018, 1020, 1021, 1022, 1023, 1042, 1025, 1026, 1027	\$350,000
Lot 1028,	\$370,000
Lot 1002	\$380,000
Lot 1101,	\$400,000
Lot 1029,	\$415,000
Lot 1033,	\$420,000
Lots 1030, 1034, 1102,	\$460,000
Lot 1031,	\$480,000
Lot 1032,	\$500,000


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

Unit type or class	Address of comparable unit	Price	Date of sale
Vacant Land	Lot 637 Alcove Road, Melton South (419m2)	\$247,000	22/6/2020
	4 Veltins Way, Melton South (448m2)	\$270,000	7/3/2020

This Statement of Information was prepared on: