

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

Kingsfield Estate, Corner Lancefield Road and Gellies Road, Sunbury Vic 3429

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 141, 142, 143, 144, 145, 146, 147 – 12.5 x 28 = 350m ²	\$243,000	Or range between		&	
Lot 148 – 11.7 x 28 = 328m ²	\$216,000	Or range between		&	
Lot 149, 151 – 14 x 16 = 268m ²	\$188,000	Or range between		&	
Lot 150 – 16 x 16 = 256m ²	\$191,000	Or range between		&	
Lot 152 – 11.7 x 22 = 257m ²	\$191,000	Or range between		&	
Lot 153 – 12.5 x 22 = 275m ²	\$215,000	Or range between		&	
Lot 154, 155, 156, 157, 158, 159 – 12.5 x 22 = 275m ²	\$215,000	Or range between		&	
Lot 160 – 11.5 x 28 = 363m ²	\$218,000	Or range between		&	
Lot 161, 162 – 10.5 x 28 = 294m ²	\$207,000	Or range between		&	
Lot 163 – 11.5 x 28 = 363	\$252,000	Or range between		&	

Lot 301 – 12.5 x 28 = 392m2	\$259,000
Lot 302 – 14.25 x 28 = 523m2	\$294,000
Lot 303 – 12.5 x 28 = 340m2	\$238,000
Lot 304 – 13.5 x 28 = 373m2	\$243,000
Lot 305, 306, 307, 308 – 12.5 x 26 = 325m2	\$235,000
Lot 390 – 12.5 x 26 = 351m2	\$243,000
Lot 310 0 20.5 x 32 = 656m2	\$370,000
Lot 311 – 18 x 32 = 576m2	\$339,000
Lot 312 – 18 x 32 = 574m2	\$329,000
Lot 321 – 18 x 34 = 610m2	\$342,000
Lot 322 – 18 x 34 = 612m2	\$352,000
Lot 323 – 20.5 x 34 = 697m2	\$379,000

Or range
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Additional entries may be included or attached as required.

Suburb land 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 141, 142, 143, 144, 145, 146, 147 – 12.5 x 28 = 350m ²	Lot 1240, Rosenthal Estate 284m ²	\$217,875	Aug-19
	2 lot 3016 Paddock Circuit, Sunbury	\$258,000	08/2019
	3 lot 3020 Paddock Circuit, Sunbury	\$258,000	08/2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 148 – 11.7 x 28 = 328m ²	Lot 1240, Rosenthal Estate 284m ²	\$217,875	Aug-19
	2 lot 3016 Paddock Circuit, Sunbury	\$258,000	08/2019
	3 lot 3020 Paddock Circuit, Sunbury	\$258,000	08/2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 149, 151 – 14 x 16 = 268m ²	Lot 3010, Rosenthal Estate 262m ²	\$228,000	Jun-19
	Lot 1240, Rosenthal Estate 284m ²	\$217,875	Aug-19
	3 lot 3020 Paddock Circuit, Sunbury	\$258,000	08/2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 150 – 16 x 16 = 256m ²	Lot 3010, Rosenthal Estate 262m ²	\$228,000	Jun-19
	Lot 1240, Rosenthal Estate 284m ²	\$217,875	Aug-19
	3 lot 3020 Paddock Circuit, Sunbury	\$258,000	08/2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 152 – 11.7 x 22 = 257m ²	Lot 3010, Rosenthal Estate 262m ²	\$228,000	Jun-19
	Lot 1240, Rosenthal Estate 284m ²	\$217,875	Aug-19
	3 lot 3020 Paddock Circuit, Sunbury	\$258,000	08/2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 153 – 12.5 x 22 = 275m ²	Lot 3010, Rosenthal Estate 262m ²	\$228,000	Jun-19
	Lot 1240, Rosenthal Estate 284m ²	\$217,875	Aug-19
	3 lot 3020 Paddock Circuit, Sunbury	\$258,000	08/2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 154, 155, 156, 157, 158, 159 – 12.5 x 22 = 275m ²	Lot 3010, Rosenthal Estate 262m ²	\$228,000	Jun-19
	Lot 1240, Rosenthal Estate 284m ²	\$217,875	Aug-19
	3 lot 3020 Paddock Circuit, Sunbury	\$258,000	08/2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 160 – 11.5 x 28 = 363m ²	1 lot 3018 Paddock Circuit, Sunbury	\$258,000	06/2019
	2 lot 3016 Paddock Circuit, Sunbury	\$258,000	08/2019
	3 lot 3020 Paddock Circuit, Sunbury	\$258,000	08/2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 161, 162 – 10.5 x 28 = 294m ²	Lot 3010, Rosenthal Estate 262m ²	\$228,000	Jun-19
	Lot 1240, Rosenthal Estate 284m ²	\$217,875	Aug-19
	3 lot 3020 Paddock Circuit, Sunbury	\$258,000	08/2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 163 – 11.5 x 28 = 363	1 lot 3018 Paddock Circuit, Sunbury	\$258,000	06/2019
	2 lot 3016 Paddock Circuit, Sunbury	\$258,000	08/2019
	3 lot 3020 Paddock Circuit, Sunbury	\$258,000	08/2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 301 – 12.5 x 28 = 392m ²	Lot 3016 Rosenthal, Sunbury	\$276,000	August 2019
	Lot 3020 Rosenthal, Sunbury	\$276,000	August 2019
	Lot 9005 Rosenthal, Sunbury	\$284,000	August 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 302 – 14.25 x 28 = 523m ²	Lot 3001 Rosenthal, Sunbury	\$337,000	July 2019
	Lot 109 Rosenthal, Sunbury	\$359,000	July 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
	Lot 3027 Rosenthal Boulevard Sunbury	\$319,000	June 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 303 – 12.5 x 28 = 340m ²	Lot 3016 Rosenthal, Sunbury	\$276,000	August 2019
	Lot 3020 Rosenthal, Sunbury	\$276,000	August 2019
	Lot 9005 Rosenthal, Sunbury	\$284,000	August 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 304 – 13.5 x 28 = 373m ²	Lot 3016 Rosenthal, Sunbury	\$276,000	August 2019
	Lot 3020 Rosenthal, Sunbury	\$276,000	August 2019
	Lot 9005 Rosenthal, Sunbury	\$284,000	August 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 305, 306, 307, 308 – 12.5 x 26 = 325m ²	Lot 3016 Rosenthal, Sunbury	\$276,000	August 2019
	Lot 3020 Rosenthal, Sunbury	\$276,000	August 2019
	Lot 9005 Rosenthal, Sunbury	\$284,000	August 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 390 – 12.5 x 26 = 351m ²	Lot 3016 Rosenthal, Sunbury	\$276,000	August 2019
	Lot 3020 Rosenthal, Sunbury	\$276,000	August 2019
	Lot 9005 Rosenthal, Sunbury	\$284,000	August 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 310 0 20.5 x 32 = 656m ²	B		
	B		
	B		

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 311 – 18 x 32 = 576m ²	Lot 3027 Rosenthal, Sunbury	\$299,000	August 2019
	Lot 3028 Rosenthal, Sunbury	\$299,000	August 2019
	Lot 2805 Rosenthal, Sunbury	\$299,000	August 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 312 – 18 x 32 = 574m ²	Lot 3027 Rosenthal, Sunbury	\$299,000	August 2019
	Lot 3028 Rosenthal, Sunbury	\$299,000	August 2019
	Lot 2805 Rosenthal, Sunbury	\$299,000	August 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 321 – 18 x 34 = 610m ²	Lot 3027 Rosenthal, Sunbury	\$299,000	August 2019
	Lot 3028 Rosenthal, Sunbury	\$299,000	August 2019
	Lot 2805 Rosenthal, Sunbury	\$299,000	August 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 322 – 18 x 34 = 612m ²	Lot 3010, Rosenthal Estate 262m ²	\$228,000	Jun-19
	Lot 1240, Rosenthal Estate 284m ²	\$217,875	Aug-19
	3 lot 3020 Paddock Circuit, Sunbury	\$258,000	08/2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 323 – 20.5 x 34 = 697m ²	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:

11-10-19