

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Sections 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

St Germain Estate, Thompsons Road, Clyde North

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 1401 – 13.09m frontage x 32m depth x 28.75m rear, 675sqm	\$485,000	Or range between		
Lots 1402, 1403, 1407, 1420, 1421, 1423, 1424 & 1427 – 12.5m x 32m, 400sqm		Or range between	\$299,000	\$348,000
Lots 1404, 1406, 1418, 1419 & 1422 – 14m x 32m, 448sqm		Or range between	\$364,000	\$375,000
Lots 1405 & 1417 – 16m x 32m, 512sqm	\$415,000	Or range between		
Lot 1408 – 16.73m x 32m depth x 12.5m rear, 468sqm	\$375,000	Or range between		
Lot 1409 – 12.3m frontage x 28m depth x 16m rear, 396sqm	\$345,000	Or range between		
Lots 1410, 1412, 1414 & 1415 – 12.5m x 28m, 350sqm	\$316,000	Or range between		
Lots 1411 & 1413 – 14m x 28m, 392sqm	\$347,000	Or range between		
Lot 1416 – 17.26m frontage x 32m depth x 9.03m rear, 561sqm	\$424,000	Or range between		
Lots 1425 & 12426 – 10.5m x 32m, 336sqm		Or range between	\$274,000	\$279,000

Lot 1428 – 15m x 32m, 475sqm	\$329,000	Or range between		
Lot 1429 – 15m x 34m, 505sqm	\$337,000	Or range between		
Lots 1430, 1431, 1433 & 1434 – 12.5m x 34m, 425sqm		Or range between	\$309,000	\$337,000
Lots 1432, 1435, 1436, 1438 & 1439 – 14m x 34m, 476sqm		Or range between	\$354,000	\$388,000
Lot 1437 – 16m x 34m, 544sqm	\$434,000			
Lot 1440 – 17m x 31.13m, 506sqm	\$409,000			
Lot 1441 – 17m x 31.13m, 548sqm	\$435,000			

Additional entries may be included or attached as required.

Suburb land median sale price

Median price	\$375,000	Suburb	Clyde North
Period - From	1 st Feb 18	To	28 th Feb 18
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

	Address of comparable unit	Price	Date of sale
Lot 1401 – 13.09m frontage x 32m depth x 28.75m rear, 675sqm	Lot 1134 St Germain Estate	\$439,000	10/17
	Lot 1133 St Germain Estate	\$408,000	9/17
	Lot 1305 St Germain Estate	\$476,000	1/18

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lots 1402, 1403, 1407, 1420, 1421, 1423, 1424 & 1427 – 12.5m x 32m, 400sqm	Lot 1319 St Germain Estate	\$295,000	2/18
	Lot 1323 St Germain Estate	\$323,000	1/18
	Lot 1328 St Germain Estate	\$353,000	1/18

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lots 1404, 1406, 1418, 1419 & 1422 – 14m x 32m, 448sqm	Lot 1303 St Germain Estate	\$379,000	1/18
	Lot 1324 St Germain Estate	\$354,000	1/18
	Lot 1205 St Germain Estate	\$347,000	11/17

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lots 1405 & 1417 – 16m x 32m, 512sqm	Lot 1325 St Germain Estate	\$409,000	1/18
	Lot 1204 St Germain Estate	\$401,000	11/17
	Lot 1203 St Germain Estate	\$401,000	11/17

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 1408 – 16.73m x 32m depth x 12.5m rear, 468sqm	Lot 1303 St Germain Estate	\$379,000	1/18
	Lot 1307 St Germain Estate	\$382,000	1/18
	Lot 1308 St Germain Estate	\$382,000	1/18

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 1409 – 12.3m frontage x 28m depth x 16m rear, 396sqm	Lot 1319 St Germain Estate	\$295,000	2/18
	Lot 1323 St Germain Estate	\$323,000	1/18
	Lot 1328 St Germain Estate	\$353,000	1/18

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lots 1410, 1412, 1414 & 1415 – 12.5m x 28m, 350sqm	Lot 1322 St Germain Estate	\$279,000	2/18
	Lot 1323 St Germain Estate	\$323,000	1/18
	Lot 1321 St Germain Estate	\$274,000	2/18

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lots 1411 & 1413 – 14m x 28m, 392sqm	Lot 1319 St Germain Estate	\$295,000	2/18
	Lot 1323 St Germain Estate	\$323,000	1/18
	Lot 1328 St Germain Estate	\$353,000	1/18

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 1416 – 17.26m frontage x 32m depth x 9.03m rear, 561sqm	Lot 1304 St Germain Estate	\$429,000	1/18
	Lot 1301 St Germain Estate	\$419,000	1/18
	Lot 1326 St Germain Estate	\$409,000	1/18

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lots 1425 & 12426 – 10.5m x 32m, 336sqm	Lot 1320 St Germain Estate	\$269,000	2/18
	Lot 1321 St Germain Estate	\$274,000	2/18
	Lot 1322 St Germain Estate	\$279,000	2/18

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 1428 – 15m x 32m, 475sqm	Lot 1307 St Germain Estate	\$382,000	1/18
	Lot 1308 St Germain Estate	\$382,000	1/18
	Lot 1310 St Germain Estate	\$375,000	2/18

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 1429 – 15m x 34m, 505sqm	Lot 1326 St Germain Estate	\$409,000	1/18
	Lot 1318 St Germain Estate	\$331,000	1/18
	Lot 1311 St Germain Estate	\$367,000	2/18

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lots 1430, 1431, 1433 & 1434 – 12.5m x 34m, 425sqm	Lot 1316 St Germain Estate	\$305,000	2/18
	Lot 1313 St Germain Estate	\$329,000	2/18
	Lot 1312 St Germain Estate	\$334,000	1/18

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lots 1432, 1435, 1436, 1438 & 1439 – 14m x 34m, 476sqm	Lot 1311 St Germain Estate	\$367,000	2/18
	Lot 1310 St Germain Estate	\$375,000	2/18
	Lot 1308 St Germain Estate	\$382,000	1/18

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 1437 – 16m x 34m, 544sqm	Lot 1309 St Germain Estate	\$428,000	2/18
	Lot 1306 St Germain Estate	\$433,000	1/18
	Lot 1326 St Germain Estate	\$409,000	1/18

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 1440 – 17m x 31.13m, 506sqm	Lot 1309 St Germain Estate	\$428,000	2/18
	Lot 1306 St Germain Estate	\$433,000	1/18
	Lot 1326 St Germain Estate	\$409,000	1/18

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 1441 – 17m x 31.13m, 548sqm	Lot 1309 St Germain Estate	\$428,000	2/18
	Lot 1306 St Germain Estate	\$433,000	1/18
	Lot 1326 St Germain Estate	\$409,000	1/18

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:

15th March 2018