

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 1712 – Irregular shaped lot of 418sqm	\$354,000	Or range between		
Lot 1714 – Irregular shaped lot of 511sqm	\$379,000	Or range between		
Lots 1715 & 1716 – 10.5m x 28m, 294sqm	\$276,000	Or range between		
Lot 1717 – 13.5m x 28m, 373sqm	\$324,000	Or range between		
Lot 1720 – Irregular shaped lot of 521sqm	\$409,000	Or range between		
Lots 1721, 1722 & 1723 – 12.5m x 32m, 400sqm	\$351,000	Or range between		
Lot 1708 – 16m x 32m, 540sqm	\$426,000	Or range between		
Lot 1740 – Irregular shaped lot of 756sqm	\$485,000	Or range between		
Lot 1741 – 14m x 28.68m, 433sqm	\$365,000	Or range between		
Lot 1742 – 14m x 25m, 377sqm	\$334,000	Or range between		
Lot 1744 – Irregular shaped lot of 469sqm	\$329,000	Or range between		

Additional entries may be included or attached as required.



Suburb land median sale price

Median price	\$426,000	Suburb	Clyde North
Period - From	1.04.18	To	30.04.18
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 1712 – Irregular shaped lot of 418sqm	Lot 1402 St Germain Estate	\$348,000	4/18
	Lot 1403 St Germain Estate	\$348,000	4/18
	Lot 1404 St Germain Estate	\$375,000	3/18

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 1714 – Irregular shaped lot of 511sqm	Lot 1326 St Germain Estate	\$409,000	1/18
	Lot 1325 St Germain Estate	\$409,000	4/18
	Lot 1301 St Germain Estate	\$419,000	1/18

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lots 1715 & 1716 – 10.5m x 28m, 294sqm	Lot 1426 St Germain Estate	\$274,000	4/18
	Lot 1320 St Germain Estate	\$269,000	2/18
	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
Lot 1717 – 13.5m x 28m, 373sqm	Lot 1412 St Germain Estate	\$316,000	3/18
	Lot 1413 St Germain Estate	\$347,000	3/18
	Lot 1414 St Germain Estate	\$316,000	3/18

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 1720 – Irregular shaped lot of 521sqm	Lot 1326 St Germain Estate	\$409,000	1/18
	Lot 1325 St Germain Estate	\$409,000	4/18
	Lot 1301 St Germain Estate	\$419,000	1/18

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lots 1721, 1722 & 1723 – 12.5m x 32m, 400sqm	Lot 1402 St Germain Estate	\$348,000	4/18
	Lot 1403 St Germain Estate	\$348,000	4/18
	Lot 1404 St Germain Estate	\$375,000	3/18

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 1708 – 16m x 32m, 540sqm	Lot 1326 St Germain Estate	\$409,000	1/18
	Lot 1325 St Germain Estate	\$409,000	4/18
	Lot 1301 St Germain Estate	\$419,000	1/18

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 1740 – Irregular shaped lot of 756sqm	Lot 1305 St Germain Estate	\$476,000	1/18
	Lot 1306 St Germain Estate	\$433,000	1/18
	Lot 1441 St Germain Estate	\$435,000	3/18

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 1741 – 14m x 28.68m, 433sqm	Lot 1402 St Germain Estate	\$348,000	4/18
	Lot 1403 St Germain Estate	\$348,000	4/18
	Lot 1404 St Germain Estate	\$375,000	3/18

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 1742 – 14m x 25m, 377sqm	Lot 1412 St Germain Estate	\$316,000	3/18
	Lot 1413 St Germain Estate	\$347,000	3/18
	Lot 1414 St Germain Estate	\$316,000	3/18

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 1744 – Irregular shaped lot of 469sqm	Lot 1402 St Germain Estate	\$348,000	4/18
	Lot 1403 St Germain Estate	\$348,000	4/18
	Lot 1404 St Germain Estate	\$375,000	3/18