

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

93-119 Kavanagh Street, Southbank VIC 3004

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

	Single price		Lower price		Higher price
Type A – 1 Bed, 1 Bath, 0 Car	\$614,800	Or range between			
Type B - 1 Bed, 1 Bath, 0 Car	\$690,000	Or range between			
Type C – 2 Bed, 2 Bath, 0 Car		Or range between	\$690,000	&	\$757,800
Type D - 2 Bed, 2 Bath, 0 Car		Or range between	\$762,900	&	\$835,100
Type E - 2 Bed, 2 Bath, 0 Car		Or range between	\$840,300	&	\$922,700
Type F - 2 Bed, 2 Bath, 0 Car		Or range between	\$927,800	&	\$979,500
Type G - 2 Bed, 2 Bath, 0 Car	\$1,099,300	Or range between			
Type H – 3 Bed, 2 Bath, 0 Car		Or range between	\$1,010,000	&	\$1,016,000
Type I – 3 Bed, 2 Bath, 0 Car		Or range between	\$1,185,700	&	\$1,196,000

Type J – 3 Bed, 2 Bath, 1 Car		Or range between	\$1,113,500	&	\$1,216,600
Type K – 3 Bed, 2 Bath, 1 Car		Or range between	\$1,232,000	&	\$1,304,200
Type L – 3 Bed, 2 Bath, 1 Car		Or range between	\$1,392,000	&	\$1,528,000
Type M – 3 Bed, 2 Bath, 1 Car		Or range between	\$1,533,000	&	\$1,575,000
Type N – 3 Bed, 2 Bath, 2T		Or range between	\$1,507,000	&	\$1,654,000
Type O – 3 Bed, 2 Bath, 2 Car	\$2,145,000	Or range between			
Type P – 3 Bed, 2 Bath, 2 Car		Or range between	\$3,087,000	&	\$3,716,000
Type Q – 3 Bed, 2 Bath, 2 Car		Or range between	\$4,239,000	&	\$4,343,000
Type R – 3 Bed, 2 Bath, 2 Car	\$4,709,000	Or range between			
Type S – 3 Bed, 3.5 Bath, 2 Car	\$11,672,500	Or range between			
Type T – 3 Bed, 3.5 Bath, 4 Car	\$12,078,500	Or range between			

Suburb apartment 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
1 Bed, 1 Bath, 0 Car	1/2 Collins Street Melbourne VIC 3000	\$1,460,000	20-Sep-19
	1001/133 Russell Street Melbourne VIC 3000	\$1,010,000	15-Aug-19
	9C/27-37 Russell Street Melbourne VIC 3000	\$780,000	05-Oct-19

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
2 Bed, 2 Bath, 0 Car	The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.		

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
3 Bed, 2 Bath, 0 Car	The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.		

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
3 Bed, 2 Bath, 1 Car	333 Moray Street South Melbourne VIC 3205	\$1,723,000	03/08/2019
	3A/313-315 Flinders Lane Melbourne VIC 3000	\$1,410,000	22/07/2019
	83/28-32 Southgate Avenue Southbank VIC 3006	\$1,360,000	04/10/2019

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
3 Bed, 2 Bath, 2 Car	504/250 St Kilda Road Southbank VIC 3006	\$2,950,000	16/10/2019
	2502/368 St Kilda Road Melbourne VIC 3004	\$2,950,000	15/10/2019
	5802/1 Queensbridge Square Southbank VIC 3006	\$2,825,000	16/08/2019

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
3 Bed, 3.5 Bath, 2 Car	The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.		

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
3 Bed, 3.5 Bath, 4 Car	The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.		