

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
Lots 1201, 1206, 1210, 1213 & 1217 – 12.5m x 32m, 400sqm allotments		Or range between	\$292,000	\$344,000
Lot 1202 – 10.25m front x 32m depth x 13.25m rear, 419sqm allotment	\$347,000	Or range between		
Lots 1203, 1204, 1219, 1220, 1221 & 1222 – 16m x 32m, 512sqm allotments		Or range between	\$401,000	\$415,000
Lots 1205 & 1218 – 14m x 32m, 448sqm allotments	\$347,000	Or range between		
Lots 1207, 1208, 1209, 1214, 1245 & 1216 – 10.5m x 32m, 336sqm allotments		Or range between	\$267,000	\$274,000
Lot 1211 – 12.5m front x 32m depth x 15.5m rear, 491sqm allotment	\$329,000	Or range between		
Lot 1212 – 12.5m front x 32m depth x 7.5m rear, 450sqm allotment	\$309,000	Or range between		

Additional entries may be included or attached as required.

Suburb land median sale price

Median price	\$379,000	Suburb	Clyde North
Period - From	Oct 17	To	Oct 17
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

Unit type or class	Address of comparable unit	Price	Date of sale
Lots 1201, 1206, 1210, 1213 & 1217 – 12.5m x 32m, 400sqm allotments	Lot 1115 St Germain Estate	\$299,000	9/17
	Lot 119 St Germain Estate	\$281,000	9/17
	Lot 1126 St Germain Estate	\$299,000	9/17

Unit type or class

E.g. One bedroom units

Unit type or class	Address of comparable unit	Price	Date of sale
Lot 1202 – 10.25m front x 32m depth x 13.25m rear, 419sqm allotment	Lot 1110 St Germain Estate	\$355,000	8/17
	Lot 1114 St Germain Estate	\$331,000	8/17
	Lot 1115 St Germain Estate	\$299,000	9/17

Unit type or class

E.g. One bedroom units

Unit type or class	Address of comparable unit	Price	Date of sale
Lots 1203, 1204, 1219, 1220, 1221 & 1222 – 16m x 32m, 512sqm allotments	Lot 1112 St Germain Estate	\$386,000	10/17
	Lot 1113 St Germain Estate	\$386,000	10/17
	Lot 1129 St Germain Estate	\$386,000	9/17

Unit type or class

E.g. One bedroom units

Unit type or class	Address of comparable unit	Price	Date of sale
Lots 1205 & 1218 – 14m x 32m, 448sqm allotments	Lot 1114 St Germain Estate	\$331,000	8/17
	Lot 1127 St Germain Estate	\$331,000	9/17
	Lot 1128 St Germain Estate	\$339,000	9/17

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lots 1207, 1208, 1209, 1214, 1245 & 1216 – 10.5m x 32m, 336sqm allotments	Lot 1116 St Germain Estate	\$260,000	8/17
	Lot 117 St Germain Estate	\$258,000	8/17
	Lot 118 St Germain Estate	\$255,000	11/17

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 1211 – 12.5m front x 32m depth x 15.5m rear, 491sqm allotment	Lot 1120 St Germain Estate	\$319,000	9/17
	Lot 1121 St Germain Estate	\$309,000	11/17
	Lot 1027 St Germain Estate	\$304,000	8/17

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 1212 – 12.5m front x 32m depth x 7.5m rear, 450sqm allotment	Lot 1114 St Germain Estate	\$331,000	8/17
	Lot 1121 St Germain Estate	\$309,000	11/17
	Lot 1101 St Germain Estate	\$339,000	8/17

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:

November 2018