

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

Corner of Doherty's Road and Tarneit Road, Tarneit VIC 3029 (Stage 11)

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 1102, 1103– 12.5 x 23, 288m2	\$271,000		
Lot 1106, 110, 1110 – 12.5 x 32, 400m2	\$337,000		
Lot 1111, 1126, 1127, 1142 – 14 x 32, 448m2	\$364,000		
Lots 1113, 1114 1115, 1116, 1117 – 12.5 x 32, 400m2	\$299,500		
Lot 1118 – 14 x 32, 448m2	\$329,000		
Lot 1149, 1150 – 9.7 x 28, 250m2			
Lot 1151, 1154, 1155, 1156, 1157 – 8.5 x 29.5, 251m2	\$240,000		
Lot 1108, 1114 – 12.5 x 32, 400m2	\$299,500		
Lot 1134, 1135 – 12.5 x 32, 400m2	\$352,000		
Lot 1121, 1123 – 12.5 x 21, 263m2	\$250,000		
Lot 1101 – 12.38 x 23.01, 278m2	\$255,000		
Lot 1104 – 11.5 x 25, 283m2	\$262,000		



Suburb unit median sale price

Median price	\$310,000	Suburb	Tarneit
Period - From	May 2018	To	July 2018
		Source	Internal Research Department

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

Single price

Lots 1102, 1103– 12.5 x 23, 288m2	Lot 645 Newhaven Estate, Tarneit VIC 3029 (263m2)	\$242,000	June 2018
	Lot 642 Newhaven Estate, Tarneit VIC 3029 (294m2)	\$264,000	June 2018
	Lot 938 Verdant Hill Estate, Tarneit VIC 3029 (289m2)	\$247,000	December 2017

Lot 1106, 110, 1110 – 12.5 x 32, 400m2	Lot 550 Newhaven Estate, Tarneit VIC 3029 (392m2)	\$350,000	April 2018
	Lot 2716 Rothwell Estate, Tarneit VIC 3029 (399m2)	\$329,000	April 2018
	Lot 2737 Rothwell Estate, Tarneit VIC 3029 (416m2)	\$333,000	April 2018

Lot 1111, 1126, 1127, 1142 – 14 x 32, 448m2	Lot 528 Newhaven Estate, Tarneit VIC 3029 (448m2)	\$380,000	June 2018
	Lot 540 Newhaven Estate, Tarneit VIC 3029 (448m2)	\$383,000	May 2018
	Lot 538 Newhaven Estate, Tarneit VIC 3029 (448m2)	\$383,000	May 2018

Lot 1149, 1150 – 9.7 x 28, 250m2 Lot 1151, 1154, 1155, 1156, 1157 – 8.5 x 29.5, 251m2	Lot 645 Newhaven Estate, Tarneit VIC 3029 (263m2)	\$242,000	June 2018
	Lot 642 Newhaven Estate, Tarneit VIC 3029 (294m2)	\$264,000	June 2018
	Lot 938 Verdant Hill Estate, Tarneit VIC 3029 (289m2)	\$247,000	December 2017

Lot 1108 – 12.5 x 32, 400m2	Lot 2715 Rothwell Estate, Tarneit VIC 3029 (399m2)	\$329,000	April 2018
	Lot 2716 Rothwell Estate, Tarneit VIC 3029 (399m2)	\$329,000	April 2018
	Lot 2714 Rothwell Estate, Tarneit VIC 3029 (400m2)	\$329,000	April 2018

Lot 1134, 1135 – 12.5 x 32, 400m2	Lot 2702 Rothwell Estate, Tarneit VIC 3029 (400m2)	\$341,000	March 2018
	Lot 2708 Rothwell Estate, Tarneit VIC 3029 (400m2)	\$341,000	March 2018
	Lot 2701 Rothwell Estate, Tarneit VIC 3029 (400m2)	\$341,000	March 2018

Lot 1121, 1123 – 12.5 x 21, 263m2	Lot 645 Newhaven Estate, Tarneit VIC 3029 (263m2)	\$242,000	June 2018
	Lot 642 Newhaven Estate, Tarneit VIC 3029 (294m2)	\$264,000	June 2018
	Lot 938 Verdant Hill Estate, Tarneit VIC 3029 (289m2)	\$247,000	December 2017

Lot 1101 – 12.38 x 23.01, 278m2	Lot 645 Newhaven Estate, Tarneit VIC 3029 (263m2)	\$242,000	June 2018
	Lot 642 Newhaven Estate, Tarneit VIC 3029 (294m2)	\$264,000	June 2018
	Lot 938 Verdant Hill Estate, Tarneit VIC 3029 (289m2)	\$247,000	December 2017

Lot 1104 – 11.5 x 25, 283m2	Lot 645 Newhaven Estate, Tarneit VIC 3029 (263m2)	\$242,000	June 2018
	Lot 642 Newhaven Estate, Tarneit VIC 3029 (294m2)	\$264,000	June 2018
	Lot 938 Verdant Hill Estate, Tarneit VIC 3029 (289m2)	\$247,000	December 2017

Lot 1104 – 11.5 x 25, 283m2	Lot 645 Newhaven Estate, Tarneit VIC 3029 (263m2)	\$242,000	June 2018
	Lot 642 Newhaven Estate, Tarneit VIC 3029 (294m2)	\$264,000	June 2018
	Lot 938 Verdant Hill Estate, Tarneit VIC 3029 (289m2)	\$247,000	December 2017

Lot 1105 – 11.5 x 25, 288m2	Lot 645 Newhaven Estate, Tarneit VIC 3029 (263m2)	\$242,000	June 2018
	Lot 642 Newhaven Estate, Tarneit VIC 3029 (294m2)	\$264,000	June 2018
	Lot 938 Verdant Hill Estate, Tarneit VIC 3029 (289m2)	\$247,000	December 2017

Lot 1112 – 16 x 32, 512m2	Lot 805 Verdant Hill Estate, Tarneit VIC 3029 (512m2)	\$398,000	March 2018
	Lot 518 Newhaven Estate, Tarneit VIC 3029 (498m2)	\$372,000	March 2018
	Lot 522 Newhaven Estate, Tarneit VIC 3029 (522m2)	\$403,000	March 2018

Lot 1119 – 15 x 32, 481m2	Lot 518 Newhaven Estate, Tarneit VIC 3029 (498m2)	\$372,000	March 2018
	Lot 536 Newhaven Estate, Tarneit VIC 3029 (473m2)	\$383,000	March 2018
	Lot 814 Verdant Hill Estate, Tarneit VIC 3029 (464m2)	\$355,000	April 2018

Lot 1120 – 14.25 x 21, 289m2	Lot 645 Newhaven Estate, Tarneit VIC 3029 (263m2)	\$242,000	June 2018
	Lot 642 Newhaven Estate, Tarneit VIC 3029 (294m2)	\$264,000	June 2018
	Lot 938 Verdant Hill Estate, Tarneit VIC 3029 (289m2)	\$247,000	December 2017

Lot 1122 – 10.5 x 21, 221m2	Lot 645 Newhaven Estate, Tarneit VIC 3029 (263m2)	\$242,000	June 2018
	Lot 642 Newhaven Estate, Tarneit VIC 3029 (294m2)	\$264,000	June 2018
	Lot 938 Verdant Hill Estate, Tarneit VIC 3029 (289m2)	\$247,000	December 2017

Lot 1124 – 14.25 x 21, 295m2	Lot 645 Newhaven Estate, Tarneit VIC 3029 (263m2)	\$242,000	June 2018
	Lot 642 Newhaven Estate, Tarneit VIC 3029 (294m2)	\$264,000	June 2018
	Lot 938 Verdant Hill Estate, Tarneit VIC 3029 (289m2)	\$247,000	December 2017

Lot 1125 – 13 x 32, 508m2 Lot 1128 – 13 x 32, 507m2	Lot 805 Verdant Hill Estate, Tarneit VIC 3029 (512m2)	\$398,000	March 2018
	Lot 520 Newhaven Estate, Tarneit VIC 3029 (512m2)	\$372,000	January 2018
	Lot 518 Newhaven Estate, Tarneit VIC 3029 (498m2)	\$372,000	March 2018

Lot 1129 – 12.5 x 28, 350m2	Lot 547 Newhaven Estate, Tarneit VIC 3029 (350m2)	\$324,000	May 2018
	Lot 534 Newhaven Estate, Tarneit VIC 3029 (350m2)	\$330,000	May 2018
	Lot 2733 Rothwell Estate, Tarneit VIC 3029 (357m2)	\$302,000	May 2018

Lot 1130 – 14 x 28, 392m2	Lot 550 Newhaven Estate, Tarneit VIC 3029 (392m2)	\$350,000	May 2018
	Lot 2733 Rothwell Estate, Tarneit VIC 3029 (357m2)	\$302,000	May 2018
	Lot 2715 Rothwell Estate, Tarneit VIC 3029 (399m2)	\$329,000	May 2018

Lot 1133 – 16 x 32, 512m2	Lot 537 Newhaven Estate, Tarneit VIC 3029 (512m2)	\$414,000	June 2018
	Lot 522 Newhaven Estate, Tarneit VIC 3029 (522m2)	\$403,000	March 2018
	Lot 2705 Rothwell Estate, Tarneit VIC 3029 (524m2)	\$409,000	March 2018

Lot 1136 – 13.85 x 32, 521m2	Lot 522 Newhaven Estate, Tarneit VIC 3029 (522m2)	\$403,000	March 2018
	Lot 2705 Rothwell Estate, Tarneit VIC 3029 (524m2)	\$409,000	March 2018
	Lot 537 Newhaven Estate, Tarneit VIC 3029 (512m2)	\$414,000	June 2018

Lot 1137 – 13.17 x 25, 321m2	Lot 2740 Rothwell Estate, Tarneit VIC 3029 (353m2)	\$295,500	May 2018
	Lot 2735 Rothwell Estate, Tarneit VIC 3029 (298m2)	\$271,000	May 2018
	Lot 506 Newhaven Estate, Tarneit VIC 3029 (331m2)	\$279,000	January 2018

Lot 1138 – 11.84 x 25, 375m2	Lot 549 Newhaven Estate, Tarneit VIC 3029 (350m2)	\$321,000	February 2018
	Lot 2740 Rothwell Estate, Tarneit VIC 3029 (353m2)	\$295,500	May 2018
	Lot 545 Newhaven Estate, Tarneit VIC 3029 (388m2)	\$330,000	April 2018

Lot 1139 – 14.4 x 28, 414m2	Lot 510 Newhaven Estate, Tarneit VIC 3029 (436m2)	\$353,000	June 2018
	Lot 550 Newhaven Estate, Tarneit VIC 3029 (392m2)	\$350,000	April 2018
	Lot 2737 Rothwell Estate, Tarneit VIC 3029 (416m2)	\$333,000	April 2018

Lot 1143 – 10.24 x 28.01, 276m2	Lot 645 Newhaven Estate, Tarneit VIC 3029 (263m2)	\$242,000	June 2018
	Lot 642 Newhaven Estate, Tarneit VIC 3029 (294m2)	\$264,000	June 2018
	Lot 938 Verdant Hill Estate, Tarneit VIC 3029 (289m2)	\$247,000	December 2017

Lot 1152 – 25.82 x 14.07, 277m2	Lot 645 Newhaven Estate, Tarneit VIC 3029 (263m2)	\$242,000	June 2018
	Lot 642 Newhaven Estate, Tarneit VIC 3029 (294m2)	\$264,000	June 2018
	Lot 938 Verdant Hill Estate, Tarneit VIC 3029 (289m2)	\$247,000	December 2017

Lot 1153 – 16.52 x 29.5, 385m2	Lot 444 Newhaven Estate, Tarneit VIC 3029 (367m2)	\$297,000	January 2018
	Lot 819 Verdant Hill Estate, Tarneit VIC 3029 (350m2)	\$274,000	January 2018
	Lot 2740 Rothwell Estate, Tarneit VIC 3029 (353m2)	\$295,500	May 2018

Lot 1158 – 9.5 x 25.51, 292m2	Lot 645 Newhaven Estate, Tarneit VIC 3029 (263m2)	\$242,000	June 2018
	Lot 642 Newhaven Estate, Tarneit VIC 3029 (294m2)	\$264,000	June 2018
	Lot 938 Verdant Hill Estate, Tarneit VIC 3029 (289m2)	\$247,000	December 2017

Lot 1118 – 14 x 32, 448m2	Lot 528 Newhaven Estate, Tarneit VIC 3029 (448m2)	\$380,000	June 2018
	Lot 540 Newhaven Estate, Tarneit VIC 3029 (448m2)	\$383,000	May 2018
	Lot 538 Newhaven Estate, Tarneit VIC 3029 (448m2)	\$383,000	May 2018

Lot 1113, 1114 1115, 1116, 1117 – 12.5 x 32, 400m2	Lot 550 Newhaven Estate, Tarneit VIC 3029 (392m2)	\$350,000	April 2018
	Lot 2716 Rothwell Estate, Tarneit VIC 3029 (399m2)	\$329,000	April 2018
	Lot 2737 Rothwell Estate, Tarneit VIC 3029 (416m2)	\$333,000	April 2018

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.

Lot 1148 – 17.9 x 25.8, 317m2	Lot 503 Newhaven Estate, Tarneit VIC 3029 (294m2)	\$272,000	February 2018
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- The following allotments are irregular/triangle in shape, no competition estates or comparable lots are available please see the supporting data of competitors reports for the suburb of Tarneit and surrounding.

Lot 1106 – 16.6 x 32, 624m2	-		
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Lot 1131 – 26.01 x 31.82, 517m2	-		
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Lot 1132 – 23.6 x 28, 565m2	-		
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Lot 1140 – 10.5 x 28, 547m2	-		
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Lot 1141 – 14.03 x 32, 599m2	-		
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