

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

195-197 Geelong Road, Kingsville

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
One bedroom apartments A	\$	Or range between \$389,000	& \$425,000
One bedroom apartments B	\$*	Or range between \$425,000	& \$450,000
Two bedroom apartments A	\$*	Or range between \$499,000	& \$545,000
Two bedroom apartments B	\$*	Or range between \$545,000	& \$590,000
Two bedroom apartments C	\$*	Or range between \$619,000	& \$680,000
Two bedroom apartments D	\$*	Or range between \$689,000	& \$730,000

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price \$532,500

Suburb Kingsville

Period - From 22/8/2017

To 22/2/2018

Source REIV



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
One bedroom apartments A	1 306/9 Hewitt Av FOOTSCRAY 3011 VIC	\$372,000	08/01/2018
	2 303/250 Barkly St FOOTSCRAY 3011 VIC	\$365,000	01/11/2017
	3 83 Eleanor St FOOTSCRAY 3011 VIC	\$425,000	16/12/2017

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
One bedroom apartments B	1 306/9 Hewitt Av FOOTSCRAY 3011 VIC	\$372,000	08/01/2018
	2 7/46 Fehon St YARRAVILLE 3013 VIC	\$465,000	14/11/2017
	3 83 Eleanor St FOOTSCRAY 3011 VIC	\$425,000	16/12/2017

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Two bedroom apartments A	1 202/21 Buckingham St FOOTSCRAY 3011 VIC	\$530,180	02/02/2018
	2 8/230 Williamstown Rd YARRAVILLE 3013 VIC	\$510,000	31/08/2017
	3 104/21 Moreland St FOOTSCRAY 3011 VIC	\$540,000	09/01/2018

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Two bedroom apartments B	1 3/14 Edgar St KINGSVILLE 3012 VIC	\$583,000	28/10/2017
	2 6/42 Whitehall St FOOTSCRAY 3011 VIC	\$567,000	23/10/2017
	3 2/42 Whitehall St FOOTSCRAY 3011 VIC	\$547,000	30/10/2017

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Two bedroom apartments C	1 202/141 Stephen St YARRAVILLE 3013 VIC	\$655,000	10/02/2018
	2 2/28 Thomson St MAIDSTONE 3012 VIC	\$657,500	16/12/2017
	3 17/40 Murray St YARRAVILLE 3013 VIC	\$650,000	17/02/2018

Unit type or class

E.g. One bedroom units

Address of comparable unit**Price****Date of sale**

Unit type or class	Address of comparable unit	Price	Date of sale
Two bedroom apartments D	1 3/19 Burns St MAIDSTONE 3012 VIC	\$606,000	28/10/2017
	2 46a Wolverhampton St FOOTSCRAY 3011 VIC	\$685,000	22/10/2017
	3 1/21 Waratah St WEST FOOTSCRAY 3012 VIC	\$655,000	26/08/2017

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.~~