

Statement of Information

Multiple residential properties located outside 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 agent's 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 outside 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 as 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 or locality
and postcode

807-811 WARRIGAL ROAD, OAKLEIGH

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
1 bed, 1 bath, 0 car – GROUP 1	\$*	or range between	\$370,000	&	405,000
1 bed, 1 bath, 0 car – GROUP 2	\$*	or range between	\$415,000	&	\$450,000
1 bed, 1 bath, 0 car – GROUP 3	\$505,000	or range between		&	
2 bed, 1 bath, 1 car – GROUP 4	\$*	or range between	\$560,000	&	\$580,000
2 bed, 1 bath, 1 car – GROUP 5	\$*	or range between	\$570,000	&	\$615,000
2 bed, 1 bath, 1 car – GROUP 6	\$\$625,000	or range between		&	\$
2 bed, 2 bath, 1 car – GROUP 7	\$*	or range between	\$620,000	&	\$680,000
2 bed, 2 bath, 1 car – GROUP 8	\$*	or range between	\$690,000	&	\$755,000
2 bed, 2 bath, 1 car – GROUP 9	\$*	or range between	\$770,000	&	\$785,000
2 bed, 2.5 bath, 1 car – GROUP 10	\$\$795,000	or range between		&	

Unit type or class

e.g. One bedroom units

Single price

Lower price

Higher price

2 bed, 2.5 bath, 1 car – GROUP 11	\$870,000	or range between		
3 bed, 2 bath, 2 car – GROUP 12	\$*	or range between	\$960,000	& \$1,050,000

Additional entries may be included or attached as required.

Unit median sale price

Median price	\$424,000	Suburb or locality	Oakleigh		
Period - From	August - 2016	To	August - 2017	Source	Realestate.com.au

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 18 months, and located within five kilometres of the unit for sale.

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
GROUP 1	1 301/19-21 Hanover Street, Oakleigh, VIC, 3166	\$370,000	10-02-2017
	2 207/19-21 Hanover Street Oakleigh, VIC, 3166	\$350,000	25-01-2017
	3 7/6 Willgilson Court, Oakleigh, VIC, 3166	\$352,000	21-04-2017

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
GROUP 2	1 G04/303-305 Huntingdale Road, Chadstone	\$437,500	28-07-2017
	3 108/28 Warwick Avenue Springvale, VIC, 3171	\$440,000	22 Feb 2017

Unit type or class

E.g. One bedroom units

	Address of comparable unit
GROUP 3	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within five kilometres of the unit for sale in the last 18 months.

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
GROUP 4	1 1/63 Golflinks Avenue, Oakleigh	\$571,000	23-05-15
	2 1 / 2 Fogarty Court, Oakleigh	\$573,000	13-06-15
	3 3/103 Atherton Road, Oakleigh	\$589,000	10-06-17

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
GROUP 5	1 2/1 York Avenue, Oakleigh	\$600,000	28-05-16

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
GROUP 6	1 5/24 Grant Street, Oakleigh	\$627,500	18-01-17

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
GROUP 7	1 14/794 Warrigal Road, Malvern East	\$620,000	07-05-16

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
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Unit type or class

E.g. One bedroom units

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

GROUP 8	1 3 / 4 Howell Drive, Mount Waverley	\$705,000	8-11-14
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Unit type or class

E.g. One bedroom units

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

GROUP 9	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within five kilometres of the unit for sale in the last 18 months.		
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Unit type or class

E.g. One bedroom units

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

GROUP 10	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within five kilometres of the unit for sale in the last 18 months.		
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Unit type or class

E.g. One bedroom units

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

GROUP 11	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within five kilometres of the unit for sale in the last 18 months.		
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Unit type or class

E.g. One bedroom units

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

GROUP 12	1.12/34 Queens Avenue, Oakleigh	\$969,000	12-11-16
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