

# 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](http://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](http://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	Peppercorn Hill Estate 1145 Donnybrook Road Donnybrook VIC 3064
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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
Lot 300 & Lot 331 Ironside Street – 10.50m x 32m = 336 sqm allotments	\$263,000		
Lots 303, 304, 305, 324 , 325 Arapiles Road and Lot 332 Ironside Street– 12.5m x 32m = 400 sqm allotments	\$298,000		
Lots 302,326, 329 Arapiles Road and Lots 333 and 334 Ironside Street - 14mx 32m = 448 sqm allotments	\$318,000		
Lot 301 Ironside Street - 12.5m x 32m = 480 sqm allotment	\$329,500		
Lot 327 Arapiles Road - 16m x 32m = 512 sqm allotment	\$353,000		
Lot 328 Ironside Street- 15m x 32m = 572 sqm allotment	\$373,500		




Additional entries may be included or attached as required.

**Suburb unit median sale price (land)**

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
Lot 300 & Lot 331 Ironsides Street – 10.50m x 32m = 336 sqm allotments	Lot 228 Eastrow Avenue , Olivine Estate (392 sqm)	\$290,000	February 2018
	Lot 229 Eastrow Avenue, Olivine Estate (392 sqm)	\$290,000	February 2018
	Lot 230 Eastrow Avenue, Olivine Estate (392 sqm)	\$290,000	February 2018

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 303, 304, 305, 324, 325, 332 – 12.5m x 32m = 400 sqm allotments	Lot 228 Eastrow Avenue, Olivine Estate (392 sqm)	\$290,000	February 2018
	Lot 229 Eastrow Avenue, Olivine Estate (392 sqm)	\$290,000	February 2018
	Lot 230 Eastrow Avenue, Olivine Estate (392 sqm)	\$290,000	February 2018

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 302, 326, 329, 333,334 - 14mx 32m = 448 sqm allotments	Lot 237 Oriel Road, Olivine Estate (448 sqm)	\$320,000	February 2018
	Lot 238 Oriel Road, Olivine Estate (448 sqm)	\$320,000	February 2018
	Lot 235 Oriel Road, Olivine Estate (512 sqm)	\$350,000	February 2018

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 301 - 12.5m x 32m = 480 sqm allotments	Lot 235 Oriel Road, Olivine Estate (512 sqm)	\$350,000	February 2018
	Lot 236 Oriel Road, Olivine Estate (512 sqm)	\$350,000	February 2018
	Lot 239 Oriel Road, Olivine Estate (512 sqm)	\$350,000	February 2018

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 328 - 15m x 32m = 572 sqm allotments	Lot 235 Oriel Road, Olivine Estate (512 sqm)	\$350,000	February 2018
	Lot 236 Oriel Road, Olivine Estate (512 sqm)	\$350,000	February 2018
	Lot 239 Oriel Road, Olivine Estate (512 sqm)	\$350,000	February 2018

**Unit type or class**

E.g. One bedroom units

**Address of comparable unit**

**Price**

**Date of sale**

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