

# 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

Exford Waters, 153 – 155 Exford Road, Weir Views, VIC. 3338

### 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
Lots 601, 602, 603, 605 & 606 – 12.5m x 32m, 400sqm	\$252,000		
Lot 604 – 10.5m x 32m, 336sqm	\$217,000		
Lots 614, 615, 617, 618, 619, 623 & 625 – 12.5m x 28m, 350sqm	\$231,000		
Lots 616, 621 & 622 – 10.5m x 28m, 294sqm	\$202,000		
Lot 620 – 13.5m x 28m, 378sqm	\$231,000		
Lot 624 – 14m x 28m, 392sqm	\$249,000		

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
Lots 601, 602, 603, 605 & 606 – 12.5m x 32m, 400sqm	Lot 409 Exford Waters	\$240,000	11/17
	Lot 438 Exford Waters	\$235,000	11/17
	Lot 439 Exford Waters	\$236,000	11/17

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 604 – 10.5m x 32m, 336sqm	Lot 531 Exford Waters	\$221,000	1/18
	Lot 532 Exford Waters	\$221,000	2/18
	Lot 533 Exford Waters	\$221,000	2/18

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lots 614, 615, 617, 618, 619, 623 & 625 – 12.5m x 28m, 350sqm	Lot 531 Exford Waters	\$221,000	1/18
	Lot 532 Exford Waters	\$221,000	2/18
	Lot 533 Exford Waters	\$221,000	2/18

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lots 616, 621 & 622 – 10.5m x 28m, 294sqm	Lot 529 Exford Waters	\$193,000	2/18
	Lot 530 Exford Waters	\$193,000	2/18
	Lot 552 Exford Waters	\$193,000	2/18

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 620 – 13.5m x 28m, 378sqm	Lot 528 Exford Waters	\$221,000	2/18
	Lot 519 Exford Waters	\$217,000	1/18
	Lot 527 Exford Waters	\$217,000	12/17

**Unit type or class**

E.g. One bedroom units

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

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
Lot 624 – 14m x 28m, 392sqm	Lot 549 Exford Waters	\$238,000	1/18
	Lot 523 Exford Waters	\$233,000	12/17
	Lot 566 Exford Waters	\$226,000	12/17