

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

	Exford Waters, 153 – 155 Exford Road, Weir Views, VIC. 3338
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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
Lot 607 – 12.5m x 32m, 400sqm	\$257,000		
Lot 608 – 13.25m x 22.5m, 286sqm	\$192,000		
Lot 609 – 12.5m x 22.5m, 281sqm	\$192,000		
Lots 610 & 611 – 10.5m x 22.5m, 236sqm	\$174,000		
Lot 612 – 13.25m x 22.5m, 290sqm	\$192,000		
Lot 613 – 12.5m x 28m, 350sqm	\$236,000		
Lots 626 & 627 – 10.5m x 28m, 294sqm	\$206,000		
Lot 628 – 13.5m x 28m, 370sqm	\$236,000		
Lots 629 & 630 – 10.5m x 30m, 315sqm	\$213,000		
Lots 631, 634 & 635 – 12.5m x 30m, 375sqm	\$246,000		
Lots 632 & 633 – 14m x 30m, 420sqm	\$265,000		

Lot 636 – 13.75m x 30sqm, 400sqm	\$246,000		
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Additional entries may be included or attached as required.

Suburb unit median sale price (land)

Median price	\$224,000	Suburb	Melton South
Period - From	01.02.2018	To	28.02.2018
Source	RPM Real Estate – Research Division		

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 607 – 12.5m x 32m, 400sqm	Lot 601 Exford Waters	\$252,000	3/18
	Lot 602 Exford Waters	\$252,000	3/18
	Lot 603 Exford Waters	\$252,000	3/18

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 608 – 13.25m x 22.5m, 286sqm	Lot 537 Exford Waters	\$179,000	3/18
	Lot 538 Exford Waters	\$176,000	1/18
	Lot 546 Exford Waters	\$179,000	2/18

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 609 – 12.5m x 22.5m, 281sqm	Lot 537 Exford Waters	\$179,000	3/18
	Lot 538 Exford Waters	\$176,000	1/18
	Lot 546 Exford Waters	\$179,000	2/18

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lots 610 & 611 – 10.5m x 22.5m, 236sqm	Lot 540 Exford Waters	\$162,000	1/18
	Lot 541 Exford Waters	\$162,000	2/18
	Lot 539 Exford Waters	\$176,000	1/18

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 612 – 13.25m x 22.5m, 290sqm	Lot 537 Exford Waters	\$179,000	3/18
	Lot 538 Exford Waters	\$176,000	1/18
	Lot 546 Exford Waters	\$179,000	2/18

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 613 – 12.5m x 28m, 350sqm	Lot 614 Exford Waters	\$231,000	3/18
	Lot 618 Exford Waters	\$231,000	3/18
	Lot 617 Exford Waters	\$231,000	3/18

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lots 626 & 627 – 10.5m x 28m, 294sqm	Lot 553 Exford Waters	\$193,000	2/18
	Lot 552 Exford Waters	\$193,000	2/18
	Lot 556 Exford Waters	\$193,000	2/18

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 628 – 13.5m x 28m, 370sqm	Lot 614 Exford Waters	\$231,000	3/18
	Lot 618 Exford Waters	\$231,000	3/18
	Lot 617 Exford Waters	\$231,000	3/18

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lots 629 & 630 – 10.5m x 30m, 315sqm	Lot 553 Exford Waters	\$193,000	2/18
	Lot 552 Exford Waters	\$193,000	2/18
	Lot 556 Exford Waters	\$193,000	2/18

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lots 631, 634 & 635 – 12.5m x 30m, 375sqm	Lot 614 Exford Waters	\$231,000	3/18
	Lot 618 Exford Waters	\$231,000	3/18
	Lot 617 Exford Waters	\$231,000	3/18

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lots 632 & 633 – 14m x 30m, 420sqm	Lot 601 Exford Waters	\$252,000	3/18
	Lot 602 Exford Waters	\$252,000	3/18
	Lot 603 Exford Waters	\$252,000	3/18

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 636 – 13.75m x 30sqm, 400sqm	Lot 601 Exford Waters	\$252,000	3/18
	Lot 602 Exford Waters	\$252,000	3/18
	Lot 603 Exford Waters	\$252,000	3/18