

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 828 – 14m x 35m, 490sqm	\$299,000		
Lot 829 – 15m x 28m, 416sqm	\$269,000		
Lots 830, 831 & 832 – 12.5m x 28m, 350sqm	\$244,000		
Lot 833 – 14.5m x 28m, 402sqm	\$259,000		
Lots 834, 863 & 869 – 16m x 32m, 512sqm	\$305,000		
Lots 836, 837, 866 & 867 – 12.5m x 32m, 400sqm	\$264,000		
Lots 838, 868 & 870 – 14m x 32m, 448sqm	\$285,000		
Lot 861 – 16m x 34m, 544sqm	\$316,000		
Lots 862 & 865 – 18m x 32m, 572sqm	\$325,000		

Additional entries may be included or attached as required.



Suburb unit median sale price (land)

Median price	\$274,000	Suburb	Melton South		
Period - From	1.04.18	To	30.04.18	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 828 – 14m x 35m, 490sqm	Lot 307 Exford Waters	\$289,000	4/18
	Lot 317 Exford Waters	\$289,000	4/18
	Lot 561 Exford Waters	\$244,000	1/18

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 829 – 15m x 28m, 416sqm	Lot 303 Exford Waters	\$249,000	4/18
	Lot 607 Exford Waters	\$257,000	4/18
	Lot 636 Exford Waters	\$246,000	4/18

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lots 830, 831 & 832 – 12.5m x 28m, 350sqm	Lot 623 Exford Waters	\$231,000	3/18
	Lot 625 Exford Waters	\$231,000	3/18
	Lot 614 Exford Waters	\$231,000	3/18

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 833 – 14.5m x 28m, 402sqm	Lot 303 Exford Waters	\$249,000	4/18
	Lot 607 Exford Waters	\$257,000	4/18
	Lot 636 Exford Waters	\$246,000	4/18

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lots 834, 863 & 869 – 16m x 32m, 512sqm	Lot 307 Exford Waters	\$289,000	4/18
	Lot 317 Exford Waters	\$289,000	4/18
	Lot 534 Exford Waters	\$279,000	2/18

Unit type or class

E.g. One bedroom units

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

Lots 836, 837, 866 & 867 – 12.5m x 32m, 400sqm	Lot 303 Exford Waters	\$249,000	4/18
	Lot 607 Exford Waters	\$257,000	4/18
	Lot 636 Exford Waters	\$246,000	4/18

Unit type or class

E.g. One bedroom units

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

Lots 838, 868 & 870 – 14m x 32m, 448sqm	Lot 535 Exford Waters	\$239,000	2/18
	Lot 547 Exford Waters	\$231,000	1/18
	Lot 561 Exford Waters	\$244,000	1/18

Unit type or class

E.g. One bedroom units

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

Lot 861 – 16m x 34m, 544sqm	Lot 307 Exford Waters	\$289,000	4/18
	Lot 317 Exford Waters	\$289,000	4/18
	Lot 534 Exford Waters	\$279,000	2/18

Unit type or class

E.g. One bedroom units

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

Lots 862 & 865 – 18m x 32m, 572sqm	Lot 560 Exford Waters	\$297,000	2/18
	Lot 534 Exford Waters	\$279,000	2/18
	Lot 426 Exford Waters	\$272,000	11/17

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**
