

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

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 818 – 14m frontage x 32m depth x 18.73m rear, 524sqm	\$306,000		
Lot 819 & 820 & 839 & 842 & 843 & 844 & 872 & 875 & 876 – 14m x 32m, 448sqm	\$285,000		
Lot 821 – 18.65m frontage x 32m depth x 13.90m rear, 522sqm	\$302,000		
Lot 822 – 14.15m frontage x 32.71m depth, 14m rear, 472sqm	\$294,000		
Lot 823 – 14.02m frontage x 34.77m depth x 14m rear, 490sqm	\$302,000		
Lot 824 – 14m x 35, 490sqm	\$302,000		
Lot 840 & 871 & 874 – 12.50m x 32m, 400sqm	\$266,000		
Lot 841 – 12.70m frontage x 32m depth x 17.40m, 482sqm	\$289,000		
Lot 845 – 16.46m frontage x 32m depth x 11.73m rear, 451sqm	\$269,000		
Lot 851 – 14m frontage x 34m depth x 19.02m rear, 561sqm	\$319,000		

Lot 852 – 14m frontage x 34m depth x 14m rear, 476sqm	\$297,000
Lot 853 & 854 – 16m x 34m, 544sqm	\$317,000
Lot 855 – 20.69m frontage x 34m depth x 13.40m rear, 619sqm	\$334,000
Lot 856 – 16m x 34m, 544sqm	\$317,000
Lot 873 – 12.70m frontage x 32m depth x 17.40m rear, 482sqm	\$289,000
Lot 877 – 17.05m frontage x 32.35m depth x 12.32m rear, 470sqm	\$279,000

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
Lot 818 – 14m frontage x 32m depth x 18.73m rear, 524sqm	Lot 863, Exford Waters	\$305,000	6/18
	Lot 319, Exford Waters	\$289,000	6/18
	Lot 825, Exford Waters	\$323,000	5/18

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 819 & 820 & 839 & 842 & 843 & 844 & 872 & 875 & 876 – 14m x 32m, 448sqm	Lot 864, Exford Waters	\$285,000	5/18
	Lot 835, Exford Waters	\$285,000	5/18
	Lot 314, Exford Waters	\$269,000	6/18

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 821 – 18.65m frontage x 32m depth x 13.90m rear, 522sqm	Lot 863, Exford Waters	\$305,000	6/18
	Lot 319, Exford Waters	\$289,000	6/18
	Lot 825, Exford Waters	\$323,000	5/18

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 822 – 14.15m frontage x 32.71m depth, 14m rear, 472sqm	Lot 860, Exford Waters	\$295,000	5/18
	Lot 857, Exford Waters	\$295,000	5/18
	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 823 – 14.02m frontage x 34.77m depth x 14m rear, 490sqm	Lot 423, Exford Waters	\$252,000	1/18
	Lot 860, Exford Waters	\$295,000	5/18
	Lot 857, Exford Waters	\$295,000	5/18

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 824 – 14m x 35, 490sqm	Lot 423, Exford Waters	\$252,000	1/18
	Lot 860, Exford Waters	\$295,000	5/18
	Lot 857, Exford Waters	\$295,000	5/18

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 840 & 871 & 874 – 12.50m x 32m, 400sqm	Lot 866, Exford Waters	\$264,000	5/18
	Lot 867, Exford Waters	\$264,000	6/18
	Lot 837, Exford Waters	\$264,000	6/18

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 841 – 12.70m frontage x 32m depth x 17.40m, 482sqm	Lot 423, Exford Waters	\$252,000	1/18
	Lot 860, Exford Waters	\$295,000	5/18
	Lot 857, Exford Waters	\$295,000	5/18

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 845 – 16.46m frontage x 32m depth x 11.73m rear, 451sqm	Lot 864, Exford Waters	\$285,000	5/18
	Lot 835, Exford Waters	\$285,000	5/18
	Lot 314, Exford Waters	\$269,000	6/18

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 851 – 14m frontage x 34m depth x 19.02m rear, 561sqm	Lot 825, Exford Waters	\$323,000	5/18
	Lot 827, Exford Waters	\$323,000	5/18
	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
Lot 852 – 14m frontage x 34m depth x 14m rear, 476sqm	Lot 860, Exford Waters	\$295,000	5/18
	Lot 857, Exford Waters	\$295,000	5/18
	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 853 & 854 – 16m x 34m, 544sqm	Lot 534, Exford Waters	\$279,000	2/18
	Lot 827, Exford Waters	\$323,000	5/18
	Lot 825, Exford Waters	\$323,000	5/18

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 855 – 20.69m frontage x 34m depth x 13.40m rear, 619sqm	Lot 534, Exford Waters	\$279,000	2/18
	Lot 827, Exford Waters	\$323,000	5/18
	Lot 825, Exford Waters	\$323,000	5/18

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 856 – 16m x 34m, 544sqm	Lot 534, Exford Waters	\$279,000	2/18
	Lot 827, Exford Waters	\$323,000	5/18
	Lot 825, Exford Waters	\$323,000	5/18

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 873 – 12.70m frontage x 32m depth x 17.40m rear, 482sqm	Lot 423, Exford Waters	\$252,000	1/18
	Lot 860, Exford Waters	\$295,000	5/18
	Lot 857, Exford Waters	\$295,000	5/18

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 877 – 17.05m frontage x 32.35m depth x 12.32m rear, 470sqm	Lot 860, Exford Waters	\$295,000	5/18
	Lot 857, Exford Waters	\$295,000	5/18
	Lot 561, Exford Waters	\$244,000	1/18