

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 801 – 15m x 25m, 416sqm	\$265,000		
Lot 817 – 16m x 28m, 448sqm	\$285,000		
Lots 802, 805, 808, 848 & 846 – 14m x 28m, 392sqm	\$265,000		
Lots 803, 804, 806, 807, 809, 810 & 813 – 12.5m x 28m, 350sqm	\$246,000		
Lot 816 – 19.7m x 28m, 489sqm	\$289,000		
Lots 811 & 812 – 8.5m x 28m, 238sqm	\$186,000		
Lot 815 – 14m x 31m, 442sqm	\$269,000		
Lot 814 – 14m x 29m, 434sqm	\$276,000		
Lot 879 – 13.52 x 25m, 363m	\$239,000		
Lots 878 & 849 – 12.5m x 25m, 313sqm	\$225,000		
Lot 850 – 10.5m x 25m, 263sqm	\$194,000		
Lot 847 – 15m x 28m, 457sqm	\$274,000		

Additional entries may be included or attached as required.

Suburb unit median sale price (land)

Median price	\$236,000	Suburb	Melton South
Period - From	1/08/2018	To	31/08/2018
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 801 – 15m x 25m, 416sqm	Lot 866, Exford Waters	\$264,000	5/18
	Lot 859, Exford Waters	\$274,000	5/18
	Lot 632, Exford Waters	\$265,000	4/18

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 817 – 16m x 28m, 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
Lots 802, 805, 808, 848 & 846 – 14m x 28m, 392sqm	Lot 836, Exford Waters	\$264,000	6/18
	Lot 624, Exford Waters	\$249,000	3/18
	Lot 867, Exford Waters	\$264,000	6/18

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lots 803, 804, 806, 807, 809, 810 & 813 – 12.5m x 28m, 350sqm	Lot 830, Exford Waters	\$244,000	8/18
	Lot 832, Exford Waters	\$244,000	6/18
	Lot 613, Exford Waters	\$236,000	4/18

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 816 – 19.7m x 28m, 489sqm	Lot 311, Exford Waters	\$289,000	8/18
	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
Lots 811 & 812 – 8.5m x 28m, 238sqm	Lot 610, Exford Waters	\$174,000	4/18
	Lot 611, Exford Waters	\$174,000	5/18
	Lot 608, Exford Waters	\$192,000	4/18

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 815 – 14m x 31m, 442sqm	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 814 – 14m x 29m, 434sqm	Lot 868, Exford Waters	\$285,000	7/18
	Lot 859, Exford Waters	\$274,000	5/18
	Lot 632, Exford Waters	\$265,000	4/18

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 879 – 13.52 x 25m, 363m	Lot 830, Exford Waters	\$244,000	8/18
	Lot 628, Exford Waters	\$236,000	4/18
	Lot 831, Exford Waters	\$244,000	9/18

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lots 878 & 849 – 12.5m x 25m, 313sqm	Lot 630, Exford Waters	\$213,000	5/18
	Lot 832, Exford Waters	\$244,000	6/18
	Lot 831, Exford Waters	\$244,000	9/18

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 850 – 10.5m x 25m, 263sqm	Lot 610, Exford Waters	\$174,000	4/18
	Lot 611, Exford Waters	\$174,000	5/18
	Lot 608, Exford Waters	\$192,000	4/18

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 847 – 15m x 28m, 457sqm	Lot 868, Exford Waters	\$285,000	7/18
	Lot 860, Exford Waters	\$295,000	5/18
	Lot 857, Exford Waters	\$295,000	5/18