

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 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 849 & 878 – 12.5m x 25m, 313sqm	\$225,000	Or range between	\$	&	\$
Lot 804, 806,809,810 & 813 – 12.5m x 28m, 350sqm	\$246,000	Or range between	\$	&	\$
Lot 879 – 12m x 25m, 363sqm	\$239,000	Or range between	\$	&	\$
Lot 802, 808 & 846– 14m x 28m, 392sqm	\$265,000	Or range between	\$	&	\$
Lot 848 – 11m x 25m (cnr), 392sqm	\$255,000	Or range between	\$	&	\$
Lot 840 – 12.5m x 32m, 400sqm	\$266,000	Or range between	\$	&	\$
Lot 833 – 14.5m x 28m, 402sqm	\$239,000	Or range between	\$	&	\$
Lot 801 & 829 – 12m x 28m, 416sqm	\$	Or range between	\$259,000	&	\$265,000
Lot 814 – 14m x 29.97m, 434sqm	\$276,000	Or range between	\$	&	\$
Lot 815 – 8.94mx 32.04m, 442sqm	\$269,000	Or range between	\$	&	\$
Lot 817 – 16m x 28m, 448sqm	\$285,000	Or range between	\$	&	
Lot 839, 843, 844, 872, 875 & 876, 448sqm	\$285,000	Or range between	\$	&	

Lot 845 – 16.46m x 32m, 451sqm	\$269,000	Or range between	\$	&	\$
Lot 877 – 17.05m x 32m, 470sqm	\$279,000	Or range between	\$	&	\$
Lot 822 – 14.15m x 32.71m, 472sqm	\$294,000	Or range between	\$	&	\$
Lot 841 & 873 – 12.7m x 32m, 482sqm	\$289,000	Or range between	\$	&	\$
Lot 824 & 828 – 14m x 35m, 490sqm	\$	Or range between	\$289,000	&	\$302,000
Lot 869 & 863 – 16m x 32m, 512sqm	\$289,000	Or range between	\$	&	\$
Lot 821 – 18.65m x 32m, 522sqm	\$302,000	Or range between	\$	&	\$
Lot 818 – 14m x 32m, 524sqm	\$306,000	Or range between	\$	&	\$
Lot 854 – 16m x 34m, 544sqm	\$317,000	Or range between	\$	&	\$
Lot 851 – 14m x 34m, 561sqm	\$319,000	Or range between	\$	&	\$
Lot 865 – 18m x 32m, 572sqm	\$309,000	Or range between	\$	&	\$
Lot 855 – 20.69m x 34m, 619sqm	\$334,000	Or range between	\$	&	\$

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price	\$228,800	Suburb	Melton South
Period - From	01.09.2019	To	30.09.2019
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 849 & 878 – 12.5m x 25m, 313sqm	1. Lot 310 Orchard Green	\$210,000	Jul 2019
	2. Lot 313 Opalia Estate	\$209,000	Aug 2019
	3. Lot 314 Opalia Estate	\$209,000	Jul 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 804, 806,809,810 & 813 – 12.5m x 28m, 350sqm	1. Lot 315 Opalia Estate	\$228,000	Aug 2019
	2. Lot 203 Opalia Estate	\$228,500	Aug 2019
	3. Lot 209 Opalia Estate	\$228,500	Aug 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 879 – 12m x 25m, 363sqm	1. Lot 203 Opalia Estate	\$228,500	Aug 2019
	2. Lot 635 Exford Waters	\$229,000	Sep 2019
	3. Lot 634 Exford Waters	\$229,000	Sep 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 802, 808 & 846– 14m x 28m, 392sqm	1. Lot 211 Opalia Estate	\$ 252,500	Aug 2019
	2. Lot 805 Exford Waters	\$265,000	Oct 2019
	3. Lot 148 Opalia Estate	\$250,000	Sep 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 848 – 11m x 25m (cnr), 392sqm	1. Lot 211 Opalia Estate	\$ 252,500	Aug 2019
	2. Lot 805 Exford Waters	\$265,000	Oct 2019
	3. Lot 148 Opalia Estate	\$250,000	Sep 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 840 – 12.5m x 32m, 400sqm	1. Lot 211 Opalia Estate	\$ 252,500	Aug 2019
	2. Lot 805 Exford Waters	\$265,000	Oct 2019
	3. Lot 340 Opalia Estate	\$259,000	Sep 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 833 – 14.5m x 28m, 402sqm	1. Lot 103 Seventh Bend	\$ 241,000	Aug 2019
	2. Lot 206 Seventh Bend	\$228,000	Aug 2019
	3. B – No Other Comparable Sales	\$	

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 801 & 829 – 12m x 28m, 416sqm	1. B – No Comparable Sales	\$	
	2. B – No Comparable Sales	\$	
	3. B – No Comparable Sales	\$	

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 814 – 14m x 29.97m, 434sqm	1. Lot 820 Exford Waters	\$ 285,000	Sep 2019
	2. Lot 306 Exford Waters	\$ 269,000	Jul 2019
	3. Lot 436 Exford Waters	\$ 269,000	Sep 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 815 – 8.94mx 32.04m, 442sqm	1. Lot 820 Exford Waters	\$ 285,000	Sep 2019
	2. Lot 306 Exford Waters	\$ 269,000	Jul 2019
	3. Lot 436 Exford Waters	\$ 269,000	Sep 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 817 – 16m x 28m, 448sqm	1. Lot 820 Exford Waters	\$ 285,000	Sep 2019
	2. Lot 306 Exford Waters	\$ 269,000	Jul 2019
	3. Lot 436 Exford Waters	\$ 269,000	Sep 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 839, 843, 844, 872, 875 & 876, 448sqm	1. Lot 820 Exford Waters	\$ 285,000	Sep 2019
	2. Lot 306 Exford Waters	\$ 269,000	Jul 2019
	3. Lot 436 Exford Waters	\$ 269,000	Sep 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 845 – 16.46m x 32m, 451sqm	1. Lot 820 Exford Waters	\$ 285,000	Sep 2019
	2. Lot 306 Exford Waters	\$ 269,000	Jul 2019
	3. Lot 436 Exford Waters	\$ 269,000	Sep 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 877 – 17.05m x 32m, 470sqm	1. Lot 820 Exford Waters	\$ 285,000	Sep 2019
	2. Lot 306 Exford Waters	\$ 269,000	Jul 2019
	3. Lot 436 Exford Waters	\$ 269,000	Sep 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 822 – 14.15m x 32.71m, 472sqm	1. B – No Comparable Sales	\$	
	2. B – No Comparable Sales	\$	
	3. B – No Comparable Sales	\$	

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 841 & 873 – 12.7m x 32m, 482sqm	1. Lot 820 Exford Waters	\$ 285,000	Sep 2019
	2. Lot 306 Exford Waters	\$ 269,000	Jul 2019
	3. Lot 436 Exford Waters	\$ 269,000	Sep 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 824 & 828 – 14m x 35m, 490sqm	1. Lot 820 Exford Waters	\$ 285,000	Sep 2019
	2. Lot 306 Exford Waters	\$ 269,000	Jul 2019
	3. Lot 436 Exford Waters	\$ 269,000	Sep 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 869 & 863 – 16m x 32m, 512sqm	1. Lot 820 Exford Waters	\$ 285,000	Sep 2019
	2. Lot 306 Exford Waters	\$ 269,000	Jul 2019
	3. Lot 436 Exford Waters	\$ 269,000	Sep 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 821 – 18.65m x 32m, 522sqm	1. B – No Comparable Sales	\$	
	2. B – No Comparable Sales	\$	
	3. B – No Comparable Sales	\$	

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 818 – 14m x 32m, 524sqm	1. B – No Comparable Sales	\$	
	2. B – No Comparable Sales	\$	
	3. B – No Comparable Sales	\$	

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 854 – 16m x 34m, 544sqm	1. B – No Comparable Sales	\$	
	2. B – No Comparable Sales	\$	
	3. B – No Comparable Sales	\$	

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 851 – 14m x 34m, 561sqm	1. B – No Comparable Sales	\$	
	2. B – No Comparable Sales	\$	
	3. B – No Comparable Sales	\$	

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 865 – 18m x 32m, 572sqm	1. B – No Comparable Sales	\$	
	2. B – No Comparable Sales	\$	
	3. B – No Comparable Sales	\$	

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 855 – 20.69m x 34m, 619sqm	1. B – No Comparable Sales	\$	
	2. B – No Comparable Sales	\$	
	3. B – No Comparable Sales	\$	

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

18.10.2019

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 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.

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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.

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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 617 – 12.5m x 28m, 350sqm	\$229,000	Or range between	\$	&	\$
Lot 631 – 12.5m x 30m, 375sqm	\$239,000	Or range between	\$	&	\$
Lot 602, 603 & 606 – 12.5m x 32m, 400sqm	\$249,000	Or range between	\$	&	\$
Lot 633 – 14m x 30m, 420sqm	\$259,000	Or range between	\$	&	\$

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price	\$228,800	Suburb	Melton South
Period - From	01.09.2019	To	30.09.2019
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 617 – 12.5m x 28m, 350sqm	1. Lot 315 Opalia Estate	\$228,000	Aug 2019
	2. Lot 203 Opalia Estate	\$228,500	Aug 2019
	3. Lot 209 Opalia Estate	\$228,500	Aug 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 631 – 12.5m x 30m, 375sqm	1. Lot 315 Opalia Estate	\$228,000	Aug 2019
	2. Lot 203 Opalia Estate	\$228,500	Aug 2019
	3. Lot 209 Opalia Estate	\$228,500	Aug 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 602, 603 & 606 – 12.5m x 32m, 400sqm	1. Lot 211 Opalia Estate	\$ 252,500	Aug 2019
	2. Lot 805 Exford Waters	\$265,000	Oct 2019
	3. Lot 340 Opalia Estate	\$259,000	Sep 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 633 – 14m x 30m, 420sqm	1. Lot 306 Exford Waters	\$ 269,000	Jul 2019
	2. Lot 436 Exford Waters	\$ 269,000	Sep 2019
	3. Lot 805 Exford Waters	\$ 265,000	Oct 2019

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

15.10.2019

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

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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 510 – 13.5m x 25m, 333sqm	\$209,000	Or range between	\$	&	\$
Lot 518 – 13.5m x 25m, 329sqm	\$209,000	Or range between	\$	&	\$
Lot 519 – 13.5m x 28m, 370sqm	\$229,000	Or range between	\$	&	\$
Lot 520, 525 & 528 – 10.5m x 28m, 294sqm	\$199,000	Or range between	\$	&	\$
Lot 528 – 13.5m x 28m (cnr), 373sqm	\$229,000	Or range between	\$	&	\$
Lot 534 – 17m x 32m, 554sqm	\$279,000	Or range between	\$	&	\$
Lot 535 – 17.5m x 20m, 432sqm	\$239,000	Or range between	\$	&	\$
Lot 540 – 10.5m x 21m, 220sqm	\$169,000	Or range between	\$	&	\$
Lot 563 – 13.75m x 30m, 404sqm	\$239,000				

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price \$228,800

Suburb Melton South

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

Unit type or class	Address of comparable unit	Price	Date of sale
Lot 510 – 13.5m x 25m, 333sqm	1. Lot 310 Orchard Green	\$210,000	Jul 2019
	2. Lot 313 Opalia Estate	\$209,000	Aug 2019
	3. Lot 314 Opalia Estate	\$209,000	Jul 2019

Unit type or class

E.g. One bedroom units

Unit type or class	Address of comparable unit	Price	Date of sale
Lot 518 – 13.5m x 25m, 329sqm	1. Lot 310 Orchard Green	\$210,000	Jul 2019
	2. Lot 313 Opalia Estate	\$209,000	Aug 2019
	3. Lot 314 Opalia Estate	\$209,000	Jul 2019

Unit type or class

E.g. One bedroom units

Unit type or class	Address of comparable unit	Price	Date of sale
Lot 519 – 13.5m x 28m, 370sqm	1. Lot 315 Opalia Estate	\$228,000	Aug 2019
	2. Lot 203 Opalia Estate	\$228,500	Aug 2019
	3. Lot 209 Opalia Estate	\$228,500	Aug 2019

Unit type or class

E.g. One bedroom units

Unit type or class	Address of comparable unit	Price	Date of sale
Lot 520, 525 & 528 – 10.5m x 28m, 294sqm	1. Lot 542 Exford Waters	\$174,000	Oct 2019
	2. Lot 521 Exford Waters	\$199,000	Sep 2019
	3. Lot 515 Exford Waters	\$199,000	Sep 2019

Unit type or class

E.g. One bedroom units

Unit type or class	Address of comparable unit	Price	Date of sale
Lot 528 – 13.5m x 28m (cnr), 373sqm	1. Lot 315 Opalia Estate	\$228,000	Aug 2019
	2. Lot 203 Opalia Estate	\$228,500	Aug 2019
	3. Lot 209 Opalia Estate	\$228,500	Aug 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 534 – 17m x 32m, 554sqm	1. B – No Comparable Sales	\$	
	2. B – No Comparable Sales	\$	
	3. B – No Comparable Sales	\$	

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 535 – 17.5m x 20m, 432sqm	1. Lot 820 Exford Waters	\$ 285,000	Sep 2019
	2. Lot 306 Exford Waters	\$ 269,000	Jul 2019
	3. Lot 436 Exford Waters	\$ 269,000	Sep 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 540 – 10.5m x 21m, 220sqm	1. Lot 541 Exford Waters	\$ 159,000	Oct 2019
	2. Lot 1205 Seventh Bend	\$ 169,000	Aug 2019
	3. Lot 363 Opalia Estate	\$ 156,000	Jul 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 563 – 13.75m x 30m, 404sqm	1. Lot 211 Opalia Estate	\$ 252,500	Aug 2019
	2. Lot 103 Seventh Bend	\$ 241,000	Aug 2019
	3. Lot 206 Seventh Bend	\$ 156,000	Aug 2019

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

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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 411 – 13.75m x 33m, 446sqm	\$264,000	Or range between	\$	&	\$
Lot 423 – 16m x 32.5m, 493sqm	\$279,000	Or range between	\$	&	\$
Lot 438 – 12.5m x 31.9m, 397sqm	\$259,000	Or range between	\$	&	\$
Lot 439 – 12.5m x 32.3m, 402sqm	\$259,000	Or range between	\$	&	\$

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price \$228,800

Suburb Melton South

Period - From 01.09.2019 To 30.09.2019

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 411 – 13.75m x 33m, 446sqm	1. Lot 820 Exford Waters	\$285,000	Sep 2019
	2. Lot 306 Exford Waters	\$269,000	Jul 2019
	3. Lot 436 Exford Waters	\$269,000	Sep 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 423 – 16m x 32.5m, 493sqm	1. Lot 820 Exford Waters	\$285,000	Sep 2019
	2. Lot 306 Exford Waters	\$269,000	Jul 2019
	3. Lot 436 Exford Waters	\$269,000	Sep 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 438 – 12.5m x 31.9m, 397sqm	1. Lot 211 Opalia Estate	\$252,500	Aug 2019
	2. Lot 805 Exford Waters	\$265,000	Oct 2019
	3. Lot 148 Opalia Estate	\$250,000	Sep 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 439 – 12.5m x 32.3m, 402sqm	1. Lot 211 Opalia Estate	\$252,500	Aug 2019
	2. Lot 805 Exford Waters	\$265,000	Oct 2019
	3. Lot 148 Opalia Estate	\$250,000	Sep 2019

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

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