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	Land located in stage 37, Westbrook Estate, Doherty's Road, Truganina.

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**
Vacant land 10.5 x 32 m	**$263,500**	Or range between	$263,500	&	$303,500
Vacant land 12.5 x 28 m	**$308,000**		$308,000	&	$310,000
Vacant land 12.5 x 32 m	**$292,500**		$292,500	&	$332,500
Vacant land 11.77 x 32 m	**$270,900**		$*	&	$
Vacant land 14 x 32 m	**$320,000**		$320,000	&	$345,000
Vacant land 13.5 x 28 m (CNR)	**$289,900**		$*	&	$
Vacant land 14.27 x 34 m	**$332,000**		$*	&	$
Vacant land 14.27 x 39 m (IRR)	**$389,900**		$*	&	$
Vacant land 14 x 42 (IRR)	**$396,500**		$*	&	$
Vacant land 15 x 28 m (CNR)	**$321,900**		$*	&	$
Vacant land 15 x 32 m (CNR)	**$345,900**		$*	&	$

Vacant land 19 x 45 m (IRR)	**$450,000**	$*	&	$

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price	$279,000	Suburb	Truganina (land price lists)

Period - From	April 2017	To	June 2017	Source	Collated data

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**
10.5 x 32 m	Lot 3617 Tilton Street, Truganina	$253,000	09-08-2017

Unit type or class E.g. One bedroom units	**Address of comparable unit**	**Price**	**Date of sale**
12.5 x 28 m	Lot 3609 Weinstock Road, Truganina	$269,000	09-08-2017
12.5 x 28 m	Lot 3608 Weinstock Road, Truganina	$262,000	15-08-2017
12.5 x 28 m	Lot 3603 Yamada Street, Truganina	$260,000	14-08-2017

Unit type or class E.g. One bedroom units	**Address of comparable unit**	**Price**	**Date of sale**
12.5 x 32 m	Lot 3604 Yamada Street, Truganina	$282,500	16-08-2017
12.5 x 32 m	Lot 3607 Weinstock Road, Truganina	$282,500	15-08-2017
12.5 x 32 m	Lot 3616 Tilton Street, Truganina	$280,000	08-08-2017

Unit type or class E.g. One bedroom units	**Address of comparable unit**	**Price**	**Date of sale**
11.77 x 32 m	No comparable properties available		

Unit type or class E.g. One bedroom units	**Address of comparable unit**	**Price**	**Date of sale**
14 x 32 m	Lot 3601 Yamada Street, Truganina	$325,000	15-08-2017
14 x 32 m	Lot 3615 Tilton Street, Truganina	$308,000	09-08-2017
14 x 32 m	Lot 3619 Tilton Street, Truganina	$306,000	15-08-2017

Unit type or class E.g. One bedroom units	**Address of comparable unit**	**Price**	**Date of sale**
13.5 x 28 m	No comparable properties available		

Unit type or class E.g. One bedroom units	**Address of comparable unit**	**Price**	**Date of sale**
14.27 x 34 m	No comparable properties available		

Unit type or class E.g. One bedroom units	**Address of comparable unit**	**Price**	**Date of sale**
14.27 x 39 m	No comparable properties available		

Unit type or class E.g. One bedroom units	**Address of comparable unit**	**Price**	**Date of sale**
15 x 28 m	No comparable properties available		

Unit type or class E.g. One bedroom units	**Address of comparable unit**	**Price**	**Date of sale**
19 x 45 m	No comparable properties available		