

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

253 Beattys Rd, Fraser Rise VIC 3335

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
179m2 Lots 610, 611	\$*182,500	Or range between	\$*		\$
250m2 – 300m2 Lots 604, 609, 616, 615, 619, 627, 631, 632	\$*	Or range between	\$*259,500		\$268,000
350m2 – 400m2 Lots 238, 321, 429, 404, 407, 408, 410, 411, 413, 327, 230	\$*	Or range between	\$*315,000		\$350,500
401m2 – 448m2 Lots 319, 110, 417, 430, 419, 641, 643, 646	\$*	Or range between	\$*350,500		\$377,500
449m2 – 512m2 Lots 624, 625, 626, 102, 241, 101, 406, 105, 103, 642, 645	\$*	Or range between	\$*377,500		\$396,000

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price \$320,038 Suburb Fraser Rise

Period - From Mar 19 To Aug 19 Source RPM Research

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
Lots 610, 611 8.5m x 21m (179m ²)	Lot 602 Westwood Estate – 179m ²	\$182,500	Jun 19
	Lot 617 Westwood Estate – 179m ²	\$182,500	May 19
	Lot 606 Westwood Estate – 179m ²	\$182,500	May 19

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lots 604, 609, 616 12.5m x 21m (263m ²)	Lot 630 Aldo Estate – 263m ²	\$259,500	Aug 19
	Lot 203 Botania Estate – 256m ²	\$244,000	Jun 19
	Lot 349 Aldo Estate – 263m ²	\$260,000	Jul 19

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lots 615, 619, 627, 631 13.25m x 21m (274m ²)	Lot 630 Aldo Estate – 263m ²	\$259,500	Aug 19
	Lot 203 Botania Estate – 256m ²	\$244,000	Jun 19
	Lot 349 Aldo Estate – 263m ²	\$260,000	Jul 19

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 632 12.5m x 22m (275m ²)	Lot 630 Aldo Estate – 263m ²	\$259,500	Aug 19
	Lot 203 Botania Estate – 256m ²	\$244,000	Jun 19
	Lot 349 Aldo Estate – 263m ²	\$260,000	Jul 19

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 238 14m x 25m (346m ²)	Lot 2354 Aspire West Estate – 350m ²	\$324,900	Aug 19
	Lot 2220 Aspire West Estate – 396m ²	\$349,900	Jul 19
	Lot 129 Kerani Heights – 400m ²	\$340,000	May 19

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 321, 429 12.5m x 28m (350m ²)	Lot 2354 Aspire West Estate – 350m ²	\$324,900	Aug 19
	Lot 2220 Aspire West Estate – 396m ²	\$349,900	Jul 19
	Lot 129 Kerani Heights – 400m ²	\$340,000	May 19

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 404, 407, 408, 410, 411, 413 14m x 28m (392m ²)	Lot 2354 Aspire West Estate – 350m ²	\$324,900	Aug 19
	Lot 2220 Aspire West Estate – 396m ²	\$349,900	Jul 19
	Lot 129 Kerani Heights Estate – 400m ²	\$340,000	May 19

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 327 17.69m x 28.2 (397m ²)	Lot 2354 Aspire West Estate – 350m ²	\$324,900	Aug 19
	Lot 2220 Aspire West Estate – 396m ²	\$349,900	Jul 19
	Lot 129 Kerani Heights Estate – 400m ²	\$340,000	May 19

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 230 15m x 32m (400m ²)	Lot 2354 Aspire West Estate – 350m ²	\$324,900	Aug 19
	Lot 2220 Aspire West Estate – 396m ²	\$349,900	Jul 19
	Lot 129 Kerani Heights Estate – 400m ²	\$340,000	May 19

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 319 15m x 28 (421m ²)	Lot 241 Sienna North Estate – 400m ²	\$337,000	May 19
	Lot 123 Botania Estate – 422m ²	\$364,626	Jul 19
	Lot 2303 Aspire West Estate – 448m ²	\$378,900	Aug 19

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 110, 417 15m x 28m (430m ²)	Lot 241 Sienna North Estate – 400m ²	\$337,000	May 19
	Lot 123 Botania Estate – 422m ²	\$364,626	Jul 19
	Lot 2303 Aspire West Estate – 448m ²	\$378,900	Aug 19

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 419, 641, 643, 646 14m x 32m (448m ²)	Lot 241 Sienna North Estate – 400m ²	\$337,000	May 19
	Lot 123 Botania Estate – 422m ²	\$364,626	Jul 19
	Lot 2303 Aspire West Estate – 448m ²	\$378,900	Aug 19

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 624, 625, 626 14m x 34m (476m ²)	Lot 2217 Aspire West Estate – 512m ²	\$411,900	Aug 19
	Lot 2244 Aspire West Estate – 512m ²	\$411,900	Aug 19
	Lot 2118 Aspire West Estate – 512m ²	\$403,900	Aug 19

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 102 12.5m x 36m (482m ²)	Lot 2217 Aspire West Estate – 512m ²	\$411,900	Aug 19
	Lot 2244 Aspire West Estate – 512m ²	\$411,900	Aug 19
	Lot 2118 Aspire West Estate – 512m ²	\$403,900	Aug 19

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 101 12.5m x 36m (492m ²)	Lot 2217 Aspire West Estate – 512m ²	\$411,900	Aug 19
	Lot 2244 Aspire West Estate – 512m ²	\$411,900	Aug 19
	Lot 2118 Aspire West Estate – 512m ²	\$403,900	Aug 19

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 406 14.8m x 28m (493m ²)	Lot 2217 Aspire West Estate – 512m ²	\$411,900	Aug 19
	Lot 2244 Aspire West Estate – 512m ²	\$411,900	Aug 19

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
	Lot 2118 Aspire West Estate – 512m2	\$403,900	Aug 19

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 105 20.93m x 29.64m (496m2)	Lot 2217 Aspire West Estate – 512m2	\$411,900	Aug 19
	Lot 2244 Aspire West Estate – 512m2	\$411,900	Aug 19
	Lot 2118 Aspire West Estate – 512m2	\$403,900	Aug 19

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 103 16m x 28m (503m2)	Lot 2217 Aspire West Estate – 512m2	\$411,900	Aug 19
	Lot 2244 Aspire West Estate – 512m2	\$411,900	Aug 19
	Lot 2118 Aspire West Estate – 512m2	\$403,900	Aug 19

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 642, 645 16m x 32m (512m2)	Lot 2217 Aspire West Estate – 512m2	\$411,900	Aug 19
	Lot 2244 Aspire West Estate – 512m2	\$411,900	Aug 19
	Lot 2118 Aspire West Estate – 512m2	\$403,900	Aug 19

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:

13 th September 2019

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Unit offered for sale

Address
Including suburb and
postcode

253 Beattys Rd, Fraser Rise VIC 3335

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 430 – 14m x 30.9m (437m ²)	\$*364,000	Or range between	\$*	&	\$
Lot 241 – 22.03m x 29.62m (482m ²)	\$*370,500	Or range between	\$*	&	\$
	\$*	Or range between	\$*	&	\$
	\$*	Or range between	\$*	&	\$
	\$*	Or range between	\$*	&	\$

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price Suburb

Period - From To Source

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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Unit offered for sale

Address
Including suburb and
postcode

Westwood, Beattys Road, Fraser Rise

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
3 Bed, 2 Bath, 2 garage (330,332)	\$*391,900	Or range between	\$*	&	\$
	\$*	Or range between	\$*	&	\$
	\$*	Or range between	\$*	&	\$
	\$*	Or range between	\$*	&	\$
	\$*	Or range between	\$*	&	\$

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price

\$559,575

Suburb

Fraser Rise

Period - From

1/04/2019

To

30/06/2019

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

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Unit type or class

E.g. One bedroom units

Unit type or class	Address of comparable unit	Price	Date of sale
3 Bed, 2 Bath, 2 garage	1 328 Stroll Road, Fraser Rise	\$391,000	31/08/2019
	2 331 Stroll Road, Fraser Rise	\$391,000	18/08/2019
	3 335 Stroll Road, Fraser Rise	\$391,000	26/08/2019

This Statement of Information was prepared on:

13/09/2019