

# 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.

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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](http://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
<b>238m2 – 247m2</b> Lot 803, 804, 808, 809, 845		\$237,000	\$240,000
<b>272m2</b> Lot 829, 830, 831	\$266,500		
<b>347m2 – 400m2</b> Lot 836, 805, 828		\$308,500	\$339,000
<b>567m2</b> Lot 827	\$380,500		

Additional entries may be included or attached as required.

### Suburb unit median sale price

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

Unit type or class	Address of comparable unit	Price	Date of sale
<b>238m2 – 247m2</b> Lot 803, 804, 808, 809, 845	Lot 2456 – Aspire West (189m2)	\$176,950	Mar-20
	Lot 604 – Westwood Estate (263m2)	\$259,500	Mar-20
	Lot 649 – Westwood Estate (221m2)	\$222,000	Apr-20

### Unit type or class

E.g. One bedroom units

Unit type or class	Address of comparable unit	Price	Date of sale
<b>272m2</b> Lot 829, 830, 831	Lot 631 – Westwood Estate (274m2)	\$258,000	Mar-20
	Lot 632 – Westwood Estate (275m2)	\$258,000	Mar-20
	Lot 136 – Westwood Estate (273m2)	\$268,000	Feb-20

### Unit type or class

E.g. One bedroom units

Unit type or class	Address of comparable unit	Price	Date of sale
<b>347m2 – 400m2</b> Lot 836, 805, 828	Lot 103 – Kerani Heights (350m2)	\$306,000	Apr-20
	Lot 524 – Sienna rise (359m2)	\$320,000	Apr-20
	Lot 238 – Westwood Estate (238m2)	\$295,000	Apr-20

Or **B\***

### Unit type or class

E.g. One bedroom units

<b>567m2</b> Lot 827	<p><b>B*</b></p> <p>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</p>
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This Statement of Information was prepared on:

24<sup>th</sup> July 2020

# Statement of Information

## Multiple residential properties located in the Melbourne metropolitan area

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Unit type or class e.g. One bedroom units	Single price	Lower price	Higher price
<b>187m2</b> Lot 719, 720	\$189,500		
<b>275m2</b> Lot 717	\$268,000		
<b>275m2 – 392m2</b> Lot 718, 740, 721, 741, 742		\$268,000	\$333,000
<b>448m2 – 512m2</b> Lot 751, 752, 753, 751, 722, 743, 748		\$362,000	\$389,000
<b>544m2 – 700m2</b> Lot 745, 747, 750, 744, 749		\$405,000	\$433,500

Additional entries may be included or attached as required.

### Suburb unit median sale price

Median price

\$330,000

Suburb

Fraser Rise, VIC 3336

Period - From

June 20

To

June 20

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
<b>187m2</b> Lot 719, 720	Lot 2452 – Aspire West (181m2)	\$172,950	Feb 20
	Lot 2456 – Aspire West (189m2)	\$176,950	Feb 20
	Lot 637 – Westwood Estate (187m2)	\$191,500	Feb 20

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
<b>275m2</b> Lot 717	Lot 369 – Botania (369m2)	\$272,000	Mar 20
	Lot 632 – Westwood (275m2)	\$268,000	Mar 20
	Lot 638 – Westwood (275m2)	\$268,000	Mar 20

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
<b>275m2 – 392m2</b> Lot 718, 740, 721, 741, 742	Lot 632 – Westwood (275m2)	\$268,000	Mar 20
	Lot 801 – Westwood (392m2)	\$333,000	Mar 20
	Lot 107 – Westwood (350m2)	\$325,000	Mar 20

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
<b>448m2 – 512m2</b> Lot 751, 752, 753, 751, 722, 743, 748	Lot 2428 – Aspire West (448m2)	\$365,00	Mar 20
	Lot 622 – Westwood (476m2)	\$377,500	Mar 20
	Lot 45 – Westwood (512m2)	\$396,000	Mar 20

### Unit type or class

E.g. One bedroom units

<b>544m2 – 700m2</b> Lot 745, 747, 750, 744, 749	<b>B*</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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This Statement of Information was prepared on: 14<sup>th</sup> July 2020

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Unit type or class e.g. One bedroom units	Single price	Lower price	Higher price
<b>252m2 – 256m2</b> Lots 1008, 1005, 1006, 1007		\$253,000	\$259,000
<b>313m2 – 375m2</b> Lots 1020, 1021, 1022, 1014, 1024, 1019, 1029		\$297,000	\$323,500
<b>392m2 – 456m2</b> Lots 1027, 1013, 1017, 1025, 1026, 1001, 1002, 1003, 1011, 1012, 1015, 1010		\$336,500	\$368,000
<b>478m2 – 570m2</b> Lots 1016, 1009, 1004		\$374,000	\$400,500
<b>751m2</b> Lot 1018	\$457,000		

Additional entries may be included or attached as required.

### Suburb unit median sale price

Median price

\$330,000

Suburb

Fraser Rise, VIC 3336

Period - From

June 20

To

June 20

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
<b>252m2 – 256m2</b> Lots 1008, 1005, 1006, 1007	Lot 844 – Westwood Estate (247m2)	\$240,000	June 2020
	Lot 846 - Westwood Estate (247m2)	\$240,000	June 2020
	Lot 853 - Westwood Estate (263m2)	\$259,500	June 2020

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
<b>313m2 – 375m2</b> Lots 1020, 1021, 1022, 1014, 1024, 1019, 1029	Lot 238 – Botania (364m2)	\$359,700	June 2020
	Lot 144 – Kerani Heights (365m2)	\$308,000	June 2020
	Lot 313 – Sienna Rise	\$270,000	June 2020

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
<b>392m2 – 456m2</b> Lots 1027, 1013, 1017, 1025, 1026, 1001, 1002, 1003, 1011, 1012, 1015, 1010	Lot 727 – Westwood Estate (392m2)	\$333,000	July 2020
	Lot 735 - Westwood Estate (392m2)	\$333,000	July 2020
	Lot 125 – Sienna Rise (451m2)	\$378,000	July 2020

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
<b>478m2 – 570m2</b> Lots 1016, 1009, 1004	Lot 745 – Westwood Estate (544m2)	\$405,000	July 2020
	Lot 746 – Westwood Estate (476m2)	\$377,500	July 2020
	Lot 747 – Westwood Estate (544m2)	\$405,000	July 2020

Or **B\***

### Unit type or class

E.g. One bedroom units

<b>751m2</b> Lot 1018	<b>B*</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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24<sup>th</sup> July 2020