

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

Westwood Estate - 235 Beattys Road, Fraser Rise, VIC 3336

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
176m2 – 180m2 Lot 730, 731, 732, 729, 733, 710	\$	Or range between	\$160,500	&	\$182,000
179m2 Lot 602, 603	\$187,500	Or range between	\$	&	\$
272m2 – 274m2 Lot 712,829,830	\$	Or range between	\$263,500	&	\$266,500
350m2 – 400m2 Lot 734, 941	\$	Or range between	\$309,500	&	\$342,000
396m2 – 567m2 Lot 940, 928, 929, 930, 931, 934, 935, 936, 937, 938, 939, 927, 932, 933, 936, 827	\$	Or range between	\$346,000	&	\$380,500
620m2 Lot 744	\$417,500	Or range between	\$	&	\$

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price	\$327,500	Suburb	Fraser Rise, VIC 3336
Period - From	April 20	To	Sept 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

Unit type or class	Address of comparable unit	Price	Date of sale
176m2 – 180m2 Lot 730, 731, 732, 729, 733, 710	Lot 2430 – Aspire West (176m2)	\$172,950	Jul 20
	Lot 2431 – Aspire West (198m2)	\$174,950	Jul 20
	Lot 819 – Westwood Estate (221m2)	\$170,500	Jun 20

Unit type or class

E.g. One bedroom units

Unit type or class	Address of comparable unit	Price	Date of sale
179m2 Lot 602, 603	Lot 2430 – Aspire West (176m2)	\$172,950	Jul 20
	Lot 2431 – Aspire West (198m2)	\$174,950	Jul 20
	Lot 819 – Westwood Estate (221m2)	\$170,500	Jun 20

Unit type or class

E.g. One bedroom units

Unit type or class	Address of comparable unit	Price	Date of sale
272m2 – 274m2 Lot 712,829,830	Lot 133 – Kerani Heights (273m2)	\$268,000	Sept 20
	Lot 511 – Sienna Rise (275m2)	\$277,000	Sept 20
	Lot 718 – Westwood Estate (275m2)	\$268,000	Sept 20

Unit type or class

E.g. One bedroom units

Unit type or class	Address of comparable unit	Price	Date of sale
350m2 – 400m2 Lot 734, 941	Lot 725 – Westwood Estate (350m2)	\$319,000	Sept 20
	Lot 728 - Westwood Estate (350m2)	\$319,000	Sept 20
	Lot 2360 – Aspire West (392m2)	\$350,900	Sept 20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
396m2 – 567m2 Lot 940, 928, 929, 930, 931, 934, 935, 936, 937, 938, 939, 927, 932, 933, 936, 827	Lot 132 – Aldo (396m2)	\$350,000	Sept 20
	Lot 849 – Westwood Estate (464m2)	\$366,500	Sept 20
	Lot 1004 – Westwood Estate (570m2)	\$400,500	Sept 20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
396m2 – 567m2 Lot 744	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:

22th October 2020

Statement of Information

Multiple residential properties located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

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Unit offered for sale

Address
Including suburb or locality
and postcode

235 Beattys Road, Fraser Rise VIC 3336

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, 2.5 Bath, 2 Garage	\$*	or range between	\$*399,900	&	\$422,500
	\$*	or range between	\$*	&	\$
	\$*	or range between	\$*	&	\$
	\$*	or range between	\$*	&	\$
	\$*	or range between	\$*	&	\$

Additional entries may be included or attached as required.

Unit median sale price

Median price Suburb or locality

Period - From To Source

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

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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