

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

Everley Estate – 725 Sunbury Road, Sunbury

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 126, 127, 128, 157, 158 – 12.5m x 28m, 350sqm	\$267,000	Or range between	\$	&	\$
Lot 129, 147, 150 – 14m x 28m, 392sqm	\$286,000	Or range between	\$	&	\$
Lot 135, 136, 137, 138 – 14m x 32m, 448sqm	\$310,000	Or range between	\$	&	\$
Lot 148, 149 – 8.5m x 28m, 238sqm	\$225,000	Or range between	\$	&	\$
Lot 168 – 10.5m x 25m, 263sqm	\$230,000	Or range between	\$	&	\$
Lot 173 – 18.2m x 21m, 288sqm	\$219,000	Or range between	\$	&	\$
Lot 172 – 13.5m x 21.9m, 290sqm	\$233,000	Or range between	\$	&	\$
Lot 174 – 14m x 21m, 294sqm	\$243,000	Or range between	\$	&	\$
Lot 155, 170 – 14.2 x 28.4m, 405sqm		Or range between	\$286,000		\$289,000
Lot 169 – 10.65m x 25m, 411sqm	\$257,000	Or range between	\$	&	\$
Lot 154, 171, 15m x 28.4, 423sqm	\$288,000	Or range between	\$	&	\$
Lot 156 – 23.2m x 28m, 469sqm	\$276,000	Or range between	\$	&	\$

Lot 134 – 15.2m x 32m, 486sqm	\$320,000	Or range between	\$	&	\$
Lot 151 – 14m x 28m, 488sqm	\$289,000	Or range between	\$	&	\$
Lot 153 – 13.8m x 32m, 533sqm	\$333,000	Or range between	\$	&	\$
Lot 125 – 28.22m x 28m, 564sqm	\$299,000	Or range between	\$	&	\$
Lot 124 – 13m x 36m 588sqm	\$382,000	Or range between	\$	&	\$
Lot 123 – 16.32m x 36m, 588sqm	\$389,000	Or range between	\$	&	\$
Lot 152 – 20m x 32m, 611sqm	\$350,000	Or range between	\$	&	\$
Lot 132 – 19.4m x 33.96m, 620sqm	\$379,000	Or range between	\$	&	\$
Lot 133 – 21.99m x 31.67, 645sqm	\$394,000	Or range between	\$	&	\$

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price	\$272,300	Suburb	Sunbury
Period - From	01.06.2020	To	30.06.2020
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 126, 127, 128, 157, 158 – 12.5m x 28m, 350sqm	Lot 3432, Bloomdale, Diggers Rest	\$271,000	May 20
	Lot 11004, Rosenthal, Sunbury	\$276,000	May 20
	Lot 221, Redstone, Sunbury	\$279,900	Jun 20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 129, 147, 150 – 14m x 28m, 392sqm	Lot 3438, Bloomdale, Diggers Rest	\$287,000	Mar 20
	Lot 219, Redstone, Sunbury	\$299,900	Jun 20
	Lot 11019, Rosenthal, Sunbury	\$294,000	Jun 20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 135, 136, 137, 138 – 14m x 32m, 448sqm	Lot 331, Redstone, Sunbury	\$330,900	Apr 20
	Lot 502, Redstone, Sunbury	\$340,900	May 20
	Lot 12033, Rosenthal, Sunbury	\$318,000	Jun 20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 148, 149 – 8.5m x 28m, 238sqm	Lot 3402, Bloomdale, Diggers Rest	\$220,000	May 20
	Lot 3462, Bloomdale, Diggers Rest	\$220,000	Jun 20
	Lot 9029, Rosenthal, Sunbury	\$218,000	Jun 20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 168 – 10.5m x 25m, 263sqm	Lot 3406, Bloomdale, Diggers Rest	\$220,000	Feb 20
	Lot 3409, Bloomdale, Diggers Rest	\$220,000	Feb 20
	Lot 3422, Bloomdale, Diggers Rest	\$220,000	Jun 20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 173 – 18.2m x 21m, 288sqm	Lot 3408, Bloomdale, Diggers Rest	\$220,000	Mar 20
	Lot 240, Kingsfield, Sunbury	\$215,000	Mar 20
	Lot 3445, Bloomdale, Diggers Reast	\$219,000	Jun 20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 172 – 13.5m x 21.9m, 290sqm	Lot 3408, Bloomdale, Diggers Rest	\$220,000	Mar 20
	Lot 3445, Bloomdale, Diggers Rest	\$219,000	Jun 20
	Lot 403, Kingsfield, Sunbury	\$210,000	Jun 20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 174 – 14m x 21m, 294sqm	Lot 3445, Bloomdale, Diggers Rest	\$219,000	Jun 20
	Lot 11023, Rosenthal, Sunbury	\$249,000	Mar 20
	Lot 11022, Rosenthal, Sunbury	249,000	Mar 20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 155, 170 – 14.2 x 28.4m, 405sqm	Lot 11029, Rosenthal, Sunbury	\$299,000	Jun 20
	Lot 12035, Rosenthal, Sunbury	\$299,000	Jun 20
	Lot 11014, Rosenthal, Sunbury	\$304,000	Feb 20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 169 – 10.65m x 25m, 411sqm	B*		
	B*		
	B*		

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 154, 171, 15m x 28.4, 423sqm	Lot 434, Kingsfield, Sunbury	\$279,000	May 20
	Lot 11021, Rosenthal, Sunbury	\$299,000	May 20
	Lot 3441, Bloomdale, Diggers Rest	\$277,000	Jun 20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 156 – 23.2m x 28m, 469sqm	B*		
	B*		
	B*		

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 134 – 15.2m x 32m, 486sqm	Lot 1502, Rosenthal, Sunbury	\$326,000	Apr 20
	Lot 9007, Rosenthal, Sunbury	\$325,000	Mar 20
	Lot 326, Kingsfield, Sunbury	\$287,000	Jun 20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 151 – 14m x 28m, 488sqm	Lot 326, Kingsfield, Sunbury	\$287,000	Jun 20
	Lot 327, Kingsfield, Sunbury	\$287,000	Jun 20
	B*		

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 153 – 13.8m x 32m, 533sqm	Lot 462, Kingsfield, Sunbury	\$355,000	Apr 20
	Lot 442, Kingsfield, Sunbury	\$329,000	Apr 20
	Lot 3466, Bloomdale, Diggers Rest	\$307,000	May 20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 125 – 28.22m x 28m, 564sqm	B*		
	B*		
	B*		

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 124 – 13m x 36m 571sqm	B*		
	B*		
	B*		

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 123 – 16.32m x 36m, 588sqm	B*		
	B*		
	B*		

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 152 – 20m x 32m, 611sqm	B*		
	B*		
	B*		

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 132 – 19.4m x 33.96m, 620sqm	B*		
	B*		
	B*		

Lot 133 – 21.99m x 31.67, 645sqm	Lot 418, Kingsfield, Sunbury	\$370,000	Apr 20
	Lot 318, Willow, Gisborne	\$356,500	Jun 20
	Lot 325, Redstone, Sunbury	\$425,000	Apr 20

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:

14.07.2020