

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.

Land offered for sale

Address
Including suburb and
postcode

Lot 1 – 36/ 617 – 619 Chandler Road, Keysborough VIC 3173

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Land type or class

Single price

351m2 – Lot 35, 36	\$568,620
361m2 – Lot 11	\$584,820
375m2 – Lot 2, 4, 5	\$607,500
380m2 – Lot 17	\$608,000
390m2 – Lot 3, 6	\$631,800
397m2 – Lot 31	\$611,380
415m2 – Lot 28	\$639,100
415m2 – Lot 9, 10, 14	\$672,300
420m2 - 1	\$680,400
428m2 – Lot 7	\$693,360
448m2 – Lot 23	\$689,920
455m2 – Lot 24	\$700,700
481m2 – Lot 8	\$779,220
457m2 – Lot 27	\$703,780
498m2 – Lot 16	\$766,920

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price	\$739,500	Suburb	Keysborough		
Period - From	01/10/2018	To	30/09/2019	Source	CoreLogic

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.

Address of comparable property Price

Date of sale

300m2

1.	16 Bend Road Keysborough VIC 3173 – (330m2)	\$525,000	14/08/2019
2	8 Bend Road Keysborough VIC 3173 – (389m2)	\$560,000	29/08/2019
3	8 Clais Street Keysborough VIC 3173 – (375m2)	\$500,000	29/04/2019

400m2

2.	69 Chi Avenue Keysborough VIC 3173 – (406m2)	\$650,000	06/06/2019
2	2 Annabelle Boulevard Keysborough VIC 3173 – (407m2)	\$620,000	23/05/2019
3	19 Eastbury Street Keysborough VIC 3173 – (425m2)	\$620,000	22/05/2019

500m2

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

31st September 2019