

STATEMENT OF INFORMATION

432 GLENFERN ROAD, UPWEY

PREPARED BY BELL REAL ESTATE MONTROSE, 896 MT DANDENONG ROAD, MONTROSE



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	1, 2, 3, & 4 / 432 Glenfern Road, Upwey VIC 3158

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
Unit 1	$749,990	Or range between	$*	&	$
Unit 2	$739,990	Or range between	$*	&	$
Unit 3	$739,990	Or range between	$*	&	$
Unit 4	$749,990	Or range between	$*	&	$
	$*	Or range between	$*	&	$

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price	$716,500			Suburb	UPWEY
Period - From	Jul 2019	To	Jul 2020	Source	RP Data

~~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**
	1	$	
	2	$	
	3	$	

Unit type or class E.g. One bedroom units	**Address of comparable unit**	**Price**	**Date of sale**
	1	$	
	2	$	
	3	$	

Unit type or class E.g. One bedroom units	**Address of comparable unit**	**Price**	**Date of sale**
	1	$	
	2	$	
	3	$	

Unit type or class E.g. One bedroom units	**Address of comparable unit**	**Price**	**Date of sale**
	1	$	
	2	$	
	3	$	

Unit type or class E.g. One bedroom units	**Address of comparable unit**	**Price**	**Date of sale**
	1	$	
	2	$	
	3	$	

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: 01/07/2020