

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

3 Rosenthal Boulevard, Sunbury Vic 3429

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	Or range between	Lower price	&	Higher price
Lot 9006 (8.41 x 32) 522m2	\$307,000		\$		\$
Lot 9009 (12 x 28) 415m2	\$295,000				
Lot 9032 (10.50 x 32) 336m2	\$264,000				
Lot 9037 (22.35 x 27.64) 471m2	\$319,000				
Lot 3023 (14.03 x 26.96) 384m2	\$294,000				
Lot 3033 (6.93 x 32) 558m2	\$339,000				
Lot 1527 (18 x 34.20) 616m2	\$323,000				
Lot 1528 (17 x 34.16) 581m2	\$308,000				
Lot 1530 (18 x 34.07) 614m2	\$332,000				
Lot 1531 (16 x 34.07) 545m2	\$307,000				
Lot 1532 (10.10 x 34.08) 737m2	\$333,000				
Lot 1533 (14.6 x 32) 527m2	\$299,000				

Lot 1534 (16 x 32) 640m2	\$317,000
Lot 1535 (16 x 35.79) 670m2	\$326,000
Lot 1536 (16.83 x 35.79) 838m2	\$341,000
Lot 11002 (9.84 x 32) 425m2	\$306,000
Lot 11003 (23.27 x 28) 498m2	\$329,000
Lot 11008 (14.27 x 28) 412m2	\$295,000
Lot 11009 (12.65 x 28.16) 412m2	\$305,000
Lot 11015 (10.80 x 24.05) 353m2	\$276,000
Lot 11016 (10.50 x 24.05) 258m2	\$226,000
Lot 11024 (25.05 x 28.32) 524m2	\$332,000
Lot 11028 (12.85 x 25) 382m2	\$286,000
Lot 11029 (16 x 25) 400m2	\$299,000
Lot 1416 (15.8 x 36) 631m2	\$364,000
Lot 3023 14.03 x 29.96) 384m2	\$294,000
Lot 3033 (6.93 x 32) 558m2	\$339,000

Additional entries may be included or attached as required.

Suburb land median sale price

Median price	<input type="text" value="\$276,000"/>	Suburb	<input type="text" value="Sunbury"/>
Period - From	<input type="text" value="Nov 19"/>	To	<input type="text" value="Apr 20"/>
Source	<input type="text" value="RPM Internal 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
Lot 9006 (8.41 x 32) 522m2	Lot 233 Kinsfield Estate, Sunbury	\$306,000	03/2020
	Lot 325 Kingsfield Estate, Sunbury	\$317,000	03/2020
	Lot 11020 Rosenthal Estate, Sunbury	\$305,000	03/2020

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 9009 (12 x 28) 415m2	Lot 11020 Rosenthal Estate, Sunbury	\$305,000	03/2020
	Lot 233 Kinsfield Estate, Sunbury	\$306,000	03/2020
	Lot 11011 Rosenthal Estate, Sunbury	\$295,000	03/2020

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 9032 (10.50 x 32) 336m2	Lot 225 Kingsfield Estate, Sunbury	\$257,000	03/2020
	Lot 255 Kingsfield Estate, Sunbury	\$268,000	03/2020
	Lot 228 Kingsfield Estate, Sunbury	\$247,000	04/2020

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 9037 (22.35 x 27.64) 471m2	Lot 233 Kinsfield Estate, Sunbury	\$306,000	03/2020
	Lot 325 Kingsfield Estate, Sunbury	\$317,000	03/2020
	Lot 11020 Rosenthal Estate, Sunbury	\$305,000	03/2020

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 3023 (14.03 x 26.96) 384m2	Lot 11020 Rosenthal Estate, Sunbury	\$305,000	03/2020
	Lot 233 Kinsfield Estate, Sunbury	\$306,000	03/2020
	Lot 11011 Rosenthal Estate, Sunbury	\$295,000	03/2020

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 3033 (6.93 x 32) 558m2	Lot 327 Redstone Estate, Sunbury	\$330,900	04/2020
	Lot 331 Redstone Estate, Sunbury	\$330,900	04/2020
	Lot 9007 Rosenthal Estate, Sunbury	\$325,000	03/2020

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 1527 (18 x 34.20) 616m ²	Lot 327 Redstone Estate, Sunbury	\$330,900	04/2020
	Lot 331 Redstone Estate, Sunbury	\$330,900	04/2020
	Lot 9007 Rosenthal Estate, Sunbury	\$325,000	03/2020

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 1528 (17 x 34.16) 581m ²	Lot 233 Kinsfield Estate, Sunbury	\$306,000	03/2020
	Lot 325 Kingsfied Estate, Sunbury	\$317,000	03/2020
	Lot 11020 Rosenthal Estate, Sunbury	\$305,000	03/2020

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 1530 (18 x 34.07) 614m ²	Lot 327 Redstone Estate, Sunbury	\$330,900	04/2020
	Lot 331 Redstone Estate, Sunbury	\$330,900	04/2020
	Lot 9007 Rosenthal Estate, Sunbury	\$325,000	03/2020

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 1531 (16 x 34.07) 545m ²	Lot 233 Kinsfield Estate, Sunbury	\$306,000	03/2020
	Lot 325 Kingsfied Estate, Sunbury	\$317,000	03/2020
	Lot 11020 Rosenthal Estate, Sunbury	\$305,000	03/2020

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 1532 (10.10 x 34.08) 737m ²	Lot 327 Redstone Estate, Sunbury	\$330,900	04/2020
	Lot 331 Redstone Estate, Sunbury	\$330,900	04/2020
	Lot 9007 Rosenthal Estate, Sunbury	\$325,000	03/2020

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 1533 (14.6 x 32) 527m ²	Lot 233 Kinsfield Estate, Sunbury	\$306,000	03/2020
	Lot 325 Kingsfied Estate, Sunbury	\$317,000	03/2020
	Lot 11020 Rosenthal Estate, Sunbury	\$305,000	03/2020

Address of comparable unit**Price****Date of sale**

Unit type or class

E.g. One bedroom units

Address of comparable unit**Price****Date of sale****Unit type or class**

E.g. One bedroom units

Lot 1534 (16 x 32) 640m ²	Lot 233 Kinsfield Estate, Sunbury	\$306,000	03/2020
	Lot 325 Kingsfield Estate, Sunbury	\$317,000	03/2020
	Lot 11020 Rosenthal Estate, Sunbury	\$305,000	03/2020

Unit type or class

E.g. One bedroom units

Address of comparable unit**Price****Date of sale**

Lot 1535 (16 x 35.79) 670m ²	Lot 327 Redstone Estate, Sunbury	\$330,900	04/2020
	Lot 331 Redstone Estate, Sunbury	\$330,900	04/2020
	Lot 9007 Rosenthal Estate, Sunbury	\$325,000	03/2020

Unit type or class

E.g. One bedroom units

Address of comparable unit**Price****Date of sale**

Lot 1536 (16.83 x 35.79) 838m ²	Lot 327 Redstone Estate, Sunbury	\$330,900	04/2020
	Lot 331 Redstone Estate, Sunbury	\$330,900	04/2020
	Lot 9007 Rosenthal Estate, Sunbury	\$325,000	03/2020

Unit type or class

E.g. One bedroom units

Address of comparable unit**Price****Date of sale**

Lot 11002 (9.84 x 32) 425m ²	Lot 233 Kinsfield Estate, Sunbury	\$306,000	03/2020
	Lot 325 Kingsfield Estate, Sunbury	\$317,000	03/2020
	Lot 11020 Rosenthal Estate, Sunbury	\$305,000	03/2020

Unit type or class

E.g. One bedroom units

Address of comparable unit**Price****Date of sale**

Lot 11003 (23.27 x 28) 498m ²	Lot 327 Redstone Estate, Sunbury	\$330,900	04/2020
	Lot 331 Redstone Estate, Sunbury	\$330,900	04/2020
	Lot 9007 Rosenthal Estate, Sunbury	\$325,000	03/2020

Unit type or class

E.g. One bedroom units

Address of comparable unit**Price****Date of sale**

Lot 11008 (14.27 x 28) 412m ²	Lot 233 Kinsfield Estate, Sunbury	\$306,000	03/2020
	Lot 325 Kingsfield Estate, Sunbury	\$317,000	03/2020
	Lot 11020 Rosenthal Estate, Sunbury	\$305,000	03/2020

Address of comparable unit**Price****Date of sale**

Unit type or class

E.g. One bedroom units

Address of comparable unit**Price****Date of sale****Unit type or class**

E.g. One bedroom units

Lot 11009 (12.65 x 28.16) 412m2	Lot 233 Kingsfield Estate, Sunbury	\$306,000	03/2020
	Lot 325 Kingsfield Estate, Sunbury	\$317,000	03/2020
	Lot 11020 Rosenthal Estate, Sunbury	\$305,000	03/2020

Unit type or class

E.g. One bedroom units

Address of comparable unit**Price****Date of sale**

Lot 11015 (10.80 x 24.05) 353m2	Lot 255 Kingsfield Estate, Sunbury	\$268,000	03/2020
	Lot 253 Kingsfield Estate, Sunbury	\$287,000	04/2020
	Lot 254 Kingsfield Estate, Sunbury	\$268,000	04/2020

Unit type or class

E.g. One bedroom units

Address of comparable unit**Price****Date of sale**

Lot 11016 (10.50 x 24.05) 258m2	Lot 212 Kingsfield Estate, Sunbury	\$234,000	03/2020
	Lot 213 Kingsfield Estate, Sunbury	\$234,000	03/2020
	Lot 241 Kingsfield Estate, Sunbury	\$234,000	03/2020

Unit type or class

E.g. One bedroom units

Address of comparable unit**Price****Date of sale**

Lot 11024 (25.05 x 28.32) 524m2	Lot 327 Redstone Estate, Sunbury	\$330,900	04/2020
	Lot 331 Redstone Estate, Sunbury	\$330,900	04/2020
	Lot 9007 Rosenthal Estate, Sunbury	\$325,000	03/2020

Unit type or class

E.g. One bedroom units

Address of comparable unit**Price****Date of sale**

Lot 11028 (12.85 x 25) 382m2	Lot 255 Kingsfield Estate, Sunbury	\$268,000	03/2020
	Lot 253 Kingsfield Estate, Sunbury	\$287,000	04/2020
	Lot 254 Kingsfield Estate, Sunbury	\$268,000	04/2020

Unit type or class

E.g. One bedroom units

Address of comparable unit**Price****Date of sale**

Lot 11029 (16 x 25) 400m2	Lot 233 Kingsfield Estate, Sunbury	\$306,000	03/2020
	Lot 325 Kingsfield Estate, Sunbury	\$317,000	03/2020
	Lot 11020 Rosenthal Estate, Sunbury	\$305,000	03/2020

Address of comparable unit**Price****Date of sale**

Unit type or class

E.g. One bedroom units

Address of comparable unit**Price****Date of sale****Unit type or class**

E.g. One bedroom units

Lot 1416 (15.8 x 36) 631m ²	Lot 418 Kingsfield Estate, Sunbury	\$370,000	04/2020
	Lot 461 Kingsfield Estate, Sunbury	\$367,000	04/2020
	Lot 462 Kingsfield Estate, Sunbury	\$355,000	04/2020

Unit type or class

E.g. One bedroom units

Address of comparable unit**Price****Date of sale**

Lot 3023 14.03 x 29.96) 384m ²	Lot 233 Kingsfield Estate, Sunbury	\$306,000	03/2020
	Lot 325 Kingsfield Estate, Sunbury	\$317,000	03/2020
	Lot 11020 Rosenthal Estate, Sunbury	\$305,000	03/2020

Unit type or class

E.g. One bedroom units

Address of comparable unit**Price****Date of sale**

Lot 3033 (6.93 x 32) 558m ²	Lot 327 Redstone Estate, Sunbury	\$330,900	04/2020
	Lot 331 Redstone Estate, Sunbury	\$330,900	04/2020
	Lot 9007 Rosenthal Estate, Sunbury	\$325,000	03/2020

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:

02.06.20