

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.

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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		Lower price	&	Higher price
Lot 3101, 3102, 3103, 3104, 3105, 3110, 3111, 3116, 3117, 3121, 3122, 3123, 3124, 3127, 3130 (350m2-400m2)		Or range between	\$276,000		\$299,000
Lot 3106, 3107, 3112, 3114, 3115, 3126, 3133 (400m2-450m2)		Or range between	\$304,000		\$324,000
Lot 3128, 3129, 3131, 3132, (3000m2-350m2)	\$259,000	Or range between	\$225,000		\$237,000
Lot 3108, 3109, 3118, 3119 (250m2-300m2)		Or range between	\$225,000		\$230,000
Lot 3113, 3120 (450m2-500m2)		Or range between	\$319,000		\$329,000

Additional entries may be included or attached as required.

Suburb land median sale price

Median price Suburb

Period - From To Source

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 E.g. One bedroom units	Address of comparable unit	Price	Date of sale
Lot 3101, 3102, 3103, 3104, 3105, 3110, 3111, 3116, 3117, 3121, 3122, 3123, 3124, 3127, 3130 (350m2-400m2)	Lot 125 Everly Estate, Sunbury	\$289,000	Oct 2020
	Lot 135 Everly Estate, Sunbury	\$300,000	Oct 2020
	Lot 560 Kingsfield Estate, Sunbury	\$283,000	Oct 2020

Unit type or class

E.g. One bedroom units

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
Lot 3106, 3107, 3112, 3114, 3115, 3126, 3133 (400m2-450m2)	Lot 126 Evans on vine Estate, Sunbury	\$214,000	Oct 2020
	Lot 229 Kingsfield Estate, Sunbury	\$231,000	Oct 2020
	Lot 127 Evans on vine Estate, Sunbury	\$214,000	Oct 2020

Unit type or class

E.g. One bedroom units

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
Lot 3128, 3129, 3131, 3132, (3000m2-350m2)	Lot 171 Kingsfield Estate, Sunbury	\$238,000	Oct 2020
	Lot 229 Kingsfield Estate, Sunbury	\$231,000	Oct 2020
	Lot 230 Kingsfield Estate, Sunbury	\$245,000	Oct 2020

Unit type or class

E.g. One bedroom units

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
Lot 3108, 3109, 3118, 3119 (250m2-300m2)	Lot 171 Kingsfield Estate, Sunbury	\$238,000	Oct 2020
	Lot 229 Kingsfield Estate, Sunbury	\$231,000	Oct 2020
	Lot 230 Kingsfield Estate, Sunbury	\$245,000	Oct 2020

Unit type or class

E.g. One bedroom units

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
Lot 3113, 3120 (450m2- 500m2)	Lot 171 Kingsfield Estate, Sunbury	\$238,000	Oct 2020
	Lot 229 Kingsfield Estate, Sunbury	\$231,000	Oct 2020
	Lot 230 Kingsfield Estate, Sunbury	\$245,000	Oct 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:

26.11.20

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Multiple residential properties located in the Melbourne metropolitan area

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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.

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Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
Lot 12002 12001 (350m2-400m2)		Or range between	\$281,000		\$303,000
Lot 12027, 12031 (250m2-300m2)		Or range between	\$229,000		250,000

Additional entries may be included or attached as required.

Suburb land median sale price

Median price	\$291,000	Suburb	Sunbury
Period - From	May 20	To	Oct 20
		Source	RPM Internal Research

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

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Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 12002 12001 (350m2-400m2)	Lot 125 Everly Estate, Sunbury	\$289,000	Oct 2020
	Lot 135 Everly Estate, Sunbury	\$300,000	Oct 2020
	Lot 560 Kingsfield Estate, Sunbury	\$283,000	Oct 2020

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 12027, 12031 (250m2-300m2)	Lot 171 Kingsfield Estate, Sunbury	\$238,000	Oct 2020
	Lot 229 Kingsfield Estate, Sunbury	\$231,000	Oct 2020
	Lot 230 Kingsfield Estate, Sunbury	\$245,000	Oct 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.

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Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
Lot 1530 (600m2-650m2)	\$332,000	Or range between	\$	&	\$
Lot 1536 (838m2)	\$341,000	Or range between	\$	&	\$

Additional entries may be included or attached as required.

Suburb land median sale price

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Period - From	May 20	To	Oct 20
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Unit type or class

E.g. One bedroom units

Address of comparable unit

Price

Date of sale

Lot 1530 (600m2-650m2)	Lot 171 Kingsfield Estate, Sunbury	\$238,000	Oct 2020
	Lot 229 Kingsfield Estate, Sunbury	\$231,000	Oct 2020
	Lot 230 Kingsfield Estate, Sunbury	\$245,000	Oct 2020

Unit type or class

E.g. One bedroom units

Address of comparable unit

Price

Date of sale

Lot 1536 (838m2)	Lot 171 Kingsfield Estate, Sunbury	\$238,000	Oct 2020
	Lot 229 Kingsfield Estate, Sunbury	\$231,000	Oct 2020
	Lot 230 Kingsfield Estate, Sunbury	\$245,000	Oct 2020

OR

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Unit type or class e.g. One bedroom units	Single price	Or range between	Lower price	&	Higher price
Lot 1522 (848m2)	\$432,000		\$		\$

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Unit type or class

E.g. One bedroom units	Address of comparable unit	Price	Date of sale
Lot 1522 (848m2)	Lot 218 Sherwood Grange Estate, Sunbury	\$445,900	Oct 2020
	Lot 222 Sherwood Grange Estate, Sunbury	\$444,900	Oct 2020
	Lot 223 Sherwood Grange Estate, Sunbury	\$447,400	Oct 2020

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