

## 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.

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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](http://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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### Unit offered for sale

Address  
Including suburb and  
postcode

3 Rosenthal Boulevard, Sunbury Vic 3429
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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 1308 (400m2-450m2)	\$295,000	Or range between	\$		\$
Lot 1416 (500m2-550m2)	\$364,000				
Lot 1417 (450m2-500m2)	\$374,000	Or range between			
Lot 1317 (800m2-850m2)	\$408,000				

Additional entries may be included or attached as required.

### Suburb land median sale price

Median price 

\$364,000
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 Suburb 

Sunbury
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Period - From 

01-07-19
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 To 

31-07-19
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 Source 

RPM Internal Research
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## 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 1416 (500m2-550m2)	1 lot 3018 Paddock Circuit, Sunbury	\$258,000	06/2019
	2 lot 3016 Paddock Circuit, Sunbury	\$258,000	08/2019
	3 lot 3020 Paddock Circuit, Sunbury	\$258,000	08/2019

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 1417 (450m2-500m2)	1 lot 3018 Paddock Circuit, Sunbury	\$258,000	06/2019
	2 lot 3016 Paddock Circuit, Sunbury	\$258,000	08/2019
	3 lot 3020 Paddock Circuit, Sunbury	\$258,000	08/2019

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 1308 (400m2-450m2)	Lot 3027 Rosenthal, Sunbury	\$299,000	August 2019
	Lot 3028 Rosenthal, Sunbury	\$299,000	August 2019
	Lot 2805 Rosenthal, Sunbury	\$299,000	August 2019

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 1317 (800m2-850m2)	1 B		
	2 B		
	3 B		

**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:

18-09-19

# Statement of Information

## Multiple residential properties located in the Melbourne metropolitan area

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### Unit offered for sale

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Including suburb and  
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3 Rosenthal Boulevard, Sunbury Vic 3429

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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 3030 (300m2-350m2)	\$270,000	Or range between		&	
Lot 3004, 3007, 3008, 3009, 3015 3014, 3013, 3012, 3031, 3024, 3023, 3022 (350m2-400m2)	\$	Or range between	\$278,000	&	\$299,000
Lot 3003, 3005, 3006, 3026, 3029, 3032, 3025, 3021 (400m2-450m2)	\$	Or range between	\$299,000	&	\$314,000
Lot 3002 (450m2-500m2)	\$325,000	Or range between		&	
Lot 3033 (550m2-600m2)	\$339,000	Or range between		&	

Additional entries may be included or attached as required.

### Suburb land median sale price

Median price \$364,000

Suburb Sunbury

Period - From 01-07-19

To 31-07-19

Source 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 3030 (300m2-350m2)	1 lot 3018 Paddock Circuit, Sunbury	\$258,000	06/2019
	2 lot 3016 Paddock Circuit, Sunbury	\$258,000	08/2019
	3 lot 3020 Paddock Circuit, Sunbury	\$258,000	08/2019

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 3004, 3007, 3008, 3009, 3015 3014, 3013, 3012, 3031, 3024, 3023, 3022 (350m2-400m2)	Lot 3016 Rosenthal, Sunbury	\$276,000	August 2019
	Lot 3020 Rosenthal, Sunbury	\$276,000	August 2019
	Lot 9005 Rosenthal, Sunbury	\$284,000	August 2019

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 3003, 3005, 3006, 3026, 3029, 3032, 3025, 3021 (400m2-450m2)	Lot 3027 Rosenthal, Sunbury	\$299,000	August 2019
	Lot 3028 Rosenthal, Sunbury	\$299,000	August 2019
	Lot 2805 Rosenthal, Sunbury	\$299,000	August 2019

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 3002 (450m2-500m2)	Lot 3001 Rosenthal, Sunbury	\$337,000	July 2019
	Lot 109 Rosenthal, Sunbury	\$359,000	July 2019
	Lot 3027 Rosenthal Boulevard Sunbury	\$319,000	June 2019

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 3033 (550m2-600m2)	Lot 3001 Rosenthal, Sunbury	\$337,000	July 2019
	Lot 109 Rosenthal, Sunbury	\$359,000	July 2019
	Lot 3027 Rosenthal Boulevard Sunbury	\$319,000	June 2019

**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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3 Rosenthal Boulevard, Sunbury Vic 3429

### Indicative selling price

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Unit type or class e.g. One bedroom units	Single price	Lower price	Higher price
Lot 1524, 1525 (600-650m <sup>2</sup> )		\$379,000	\$387,000
Lot 1522 (800m <sup>2</sup> -850m <sup>2</sup> )	\$432,000		
Lot 1523 (850m <sup>2</sup> -900m <sup>2</sup> )	\$435,000		

Additional entries may be included or attached as required.

### Suburb land median sale price

Median price

\$364,000

Suburb

Sunbury

Period - From

01-07-19

To

31-07-19

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 1524, 1525 (600-650m2)	1 B		
	Lot 109 Rosenthal, Sunbury	\$359,000	July 2019
	Lot 1505 Rosenthal, Sunbury	\$377,000	April 2019

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 1522 (800m2-850m2)	1 B		
	Lot 1506 Rosenthal, Sunbury	\$449,000	June 2019
	3 B		

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 1523 (850m2-900m2)	Lot 1506 Rosenthal, Sunbury	\$449,000	June 2019
	2 B		
	3 B		

**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 1502 (450m2-500m2)	\$326,000	Or range between	\$	&	\$
Lot 1533, 1531 (500m2-550m2)	\$	Or range between	\$299,000	&	\$307,000
Lot 1528 (550m2-600m2)	\$308,000				
Lot 1534, 1530, 1529, 1527, 1526 (600-650m2)			\$332,000		\$349,000
Lot 1501, 1535 (650m2-700m2)			\$326,000	&	\$349,000
Lot 1532 (700m2-750m2)	\$333,000	Or range between		&	
Lot 1536 (800m2-850m2)	\$341,000				

Additional entries may be included or attached as required.

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\$364,000

Suburb

Sunbury

Period - From  To

Source



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### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 1502 (450m2-500m2)	Lot 3001 Rosenthal, Sunbury	\$337,000	July 2019
	Lot 109 Rosenthal, Sunbury	\$359,000	July 2019
	Lot 3027 Rosenthal Boulevard Sunbury	\$319,000	June 2019

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 1534, 1530, 1529, 1527, 1526 (600-650m2)	Lot 3001 Rosenthal, Sunbury	\$337,000	July 2019
	Lot 109 Rosenthal, Sunbury	\$359,000	July 2019
	Lot 3027 Rosenthal Boulevard Sunbury	\$319,000	June 2019

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 1533, 1531 (500m2-550m2)	Lot 3027 Rosenthal, Sunbury	\$299,000	August 2019
	Lot 3028 Rosenthal, Sunbury	\$299,000	August 2019
	Lot 2805 Rosenthal, Sunbury	\$299,000	August 2019

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 1528 (550m2-600m2)	Lot 3027 Rosenthal, Sunbury	\$299,000	August 2019
	Lot 3028 Rosenthal, Sunbury	\$299,000	August 2019
	Lot 2805 Rosenthal, Sunbury	\$299,000	August 2019

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 1501, 1535 (650m2-700m2)	Lot 3001 Rosenthal, Sunbury	\$337,000	July 2019
	Lot 109 Rosenthal, Sunbury	\$359,000	July 2019
	Lot 3027 Rosenthal Boulevard Sunbury	\$319,000	June 2019

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 1532 (700m2-750m2)	Lot 3001 Rosenthal, Sunbury	\$337,000	July 2019
	Lot 109 Rosenthal, Sunbury	\$359,000	July 2019
	Lot 3027 Rosenthal Boulevard Sunbury	\$319,000	June 2019

**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

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

Unit type or class	Address of comparable unit	Price	Date of sale
Lot 1536 (800m2-850m2)	Lot 3001 Rosenthal, Sunbury	\$337,000	July 2019
	Lot 109 Rosenthal, Sunbury	\$359,000	July 2019
	Lot 3027 Rosenthal Boulevard Sunbury	\$319,000	June 2019

**OR**

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Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
Lot 9027, 9032 (300m2-350m2)	\$	Or range between	\$260,000		\$264,000
Lot 9009, 9005 (400m2-450m2)	\$	Or range between	\$284,000		\$295,000
Lot 9037, 9007 (450m2-500m2)	\$	Or range between	\$319,000		\$325,000
Lot 9023, 9012, 9006 (500m2-550m2)	\$	Or range between	\$329,000		\$347,000
Lot 9004 (700m2-750m2)	\$415,000	Or range between			

Additional entries may be included or attached as required.

### Suburb land median sale price

Median price \$364,000 Suburb Sunbury

Period - From 01-07-19 To 31-07-19 Source 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 9027, 9032 (300m2-350m2)	1 lot 3018 Paddock Circuit, Sunbury	\$258,000	06/2019
	2 lot 3016 Paddock Circuit, Sunbury	\$258,000	08/2019
	3 lot 3020 Paddock Circuit, Sunbury	\$258,000	08/2019

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 9004 (700m2-750m2) irregular lot	1 B		
	2 B		
	3 B		

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 9037, 9007 (450m2-500m2)	Lot 3001 Rosenthal, Sunbury	\$337,000	July 2019
	Lot 109 Rosenthal, Sunbury	\$359,000	July 2019
	Lot 3027 Rosenthal Boulevard Sunbury	\$319,000	June 2019

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 9023, 9012, 9006 (500m2-550m2)	Lot 3001 Rosenthal, Sunbury	\$337,000	July 2019
	Lot 109 Rosenthal, Sunbury	\$359,000	July 2019
	Lot 3027 Rosenthal Boulevard Sunbury	\$319,000	June 2019

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 9009, 9005 (400m2-450m2)	Lot 3027 Rosenthal, Sunbury	\$299,000	August 2019
	Lot 3028 Rosenthal, Sunbury	\$299,000	August 2019
	Lot 2805 Rosenthal, Sunbury	\$299,000	August 2019

**OR**

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