

# Statement of Information

## Multiple residential properties Sections 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](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.

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](http://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

Regent Park, Strathfieldsaye, 3551

### 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 122	\$179,500	Or range between	\$*	&	\$
Lot 124	\$183,000	Or range between	\$*	&	\$
Lot 125	\$178,500	Or range between	\$*	&	\$
Lot 126	\$183,000	Or range between	\$*	&	\$
Lot 128	\$183,500	Or range between	\$*	&	\$
Lot 129	\$178,500				
Lot 165	\$150,000				
Lot 168	\$169,500				
Lot 39	\$175,000				
Lot 71 a	\$146,000				
Lot 71 b	\$152,000				
Lot 176	\$189,500				
Lot 177	\$189,000				

Lot 178	\$194,000
Lot 182	\$170,000
Lot 188	\$169,500
Lot 190	\$169,000
Lot 195	\$220,000
Lot 196	\$183,500
Lot 197	\$175,000
Lot 199	\$168,500
Lot 200	\$169,500
Lot 201	\$182,500
Lot 202	\$215,000
Lot 206	\$178,500
Lot 208	\$183,000


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

	Address of comparable unit	Price	Date of sale
Lot 165	1 12 Cadella Way Strathfieldsaye	\$185,000	19/9/2018
	2 13 Coomoora Circuit, Strathfieldsaye	\$156,000	14/6/2018
	3	\$	

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lots 168, 182, 188, 190, 197, 199, 200, 206 (600 – 699 sq m)	1 14 Athena Way, Strathfieldsaye	\$169,000	6/10/2018
	2 46 Athena Way, Strathfieldsaye	\$177,500	29/6/2018
	3 12 Park Village Terrace, Strathfieldsaye	\$177,500	8/8/2018

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lots 176, 177, 196, 201, 205, 205 (700 – 799 sq m)	1 21 Cumberland Terrace, Strathfieldsaye	\$194,000	1/8/2018
	2 66 Regent Street, Strathfieldsaye	\$192,500	1/10/2018
	3 49 Bakers Lane, Strathfieldsaye	\$175,000	19/10/2018

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 178	1 6 Cadella Way Strathfieldsaye	\$200,000	26/03/2018
	2 6 Camden Way, Strathfieldsaye	\$188,000	15/6/2018
	3 16 Cadella Way, Strathfieldsaye	\$204,000	1/03/2018

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lots 202 & 195	1 24 Cumberland Terrace, Strathfieldsaye	\$215,000	19/6/2018
	2 2 Somerville Road, Strathfieldsaye	\$190,000	6/8/2018
	3	\$	

**OR**

**Lots 122, 124, 125, 126, 128, 129, 39 and 71 b**

**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.