

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

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.

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

1559 High Street, Glen Iris VIC 3146

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

	Single price		Lower price	Higher price
Type A – 1 Bed, 1 Bath, 1 Car		Or range between	\$459,200	\$499,900
Type A – 1 Bed, 1 Bath, 1 Car		Or range between	\$509,000	\$558,000
Type B – 2 Bed, 1 Bath, 1 Car		Or range between	\$640,000	\$693,500
Type B – 2 Bed, 1 Bath, 1 Car		Or range between	\$719,500	\$738,525
Type C – 2 Bed, 2 Bath, 1 Car		Or range between	\$689,500	\$755,800
Type C – 2 Bed, 2 Bath, 1 Car			\$762,800	\$833,600
Type C – 2 Bed, 2 Bath, 1 Car	\$844,900			
Type D – 2 Bed, 2 Bath, 2 Car	\$875,000			
Type E – 2 Bed, 2 Bath, 2T Car			\$880,500	\$945,000

Type E – 2 Bed, 2 Bath, 2T Car		\$976,500	\$1,010,000
Type F – 3 Bed, 2 Bath, 2 Car		\$1,159,900	\$1,274,200
Type F – 3 Bed, 2 Bath, 2 Car		\$1,298,000	\$1,392,500
Type F – 3 Bed, 2 Bath, 2 Car		\$1,453,500	\$1,535,000
Type F – 3 Bed, 2 Bath, 2 Car		\$1,636,700	\$1,797,500
Type G – 3 Bed, 3 Bath, 2 Car	\$1,744,200		
Type H – 3 Bed, 3 Bath, 2 Car (Townhouse)	\$2,442,150		
Type I – 2 Bed, 2 Bath, 2 Car (Duplex)	\$1,435,200		
Type I – 2 Bed, 2 Bath, 2 Car (Duplex)	\$1,605,225		
Type J – 3 Bed, 3 Bath, 2 Car (Duplex)	\$1,744,200		

Suburb apartment 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
Type A - 1 Bed, 1 Bath, 1 Car	3/16-18 Dene Avenue Malvern East VIC 3145	\$557,500	23/03/2019
	407/12 High Street Glen Iris VIC 3146	\$475,000	22/06/2019

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
Type B – 2 Bed, 1 Bath, 1 Car	1/9 St Georges Crescent Ashburton VIC 3147	\$961,000	16/02/2019
	2/46 Summerhill Road Glen Iris VIC 3146	\$807,000	03/08/2019
	4/4 Ash Grove Malvern East VIC 3145	\$798,250	29/06/2019

Unit type or class

E.g. One bedroom units

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

Type C – 2 Bed, 2 Bath, 1 Car	3/49 Osborne Avenue Glen Iris VIC 3146	\$841,000	07/03/2019
	113/108 Glen Iris Road Glen Iris VIC 3146	\$695,000	23/02/2019
	405/43 High Street Glen Iris VIC 3146	\$680,000	25/03/2019

Type D – 2 Bed, 2 Bath, 2 Car	30 Clyde Street, Glen Iris VIC 3146	\$1,105,000	14/05/2019
	304/770A Toorak Road Glen Iris VIC 3146	\$910,000	13/04/2019
	908/770B Toorak Road Glen Iris VIC 3146	\$820,000	22/02/2019

Type E – 2 Bed, 2 Bath, 2T Car	30 Clyde Street, Glen Iris VIC 3146	\$1,105,000	14/05/2019
	304/770A Toorak Road Glen Iris VIC 3146	\$910,000	13/04/2019
	908/770B Toorak Road Glen Iris VIC 3146	\$820,000	22/02/2019

Type F – 3 Bed, 2 Bath, 2 Car	4/379 Wattletree Road Malvern East VIC 3145	\$1,710,000	19/04/2019
	1/15 Somerset Road Glen Iris VIC 3146	\$1,540,000	03/08/2019
	2/52 Glen Iris Road Glen Iris VIC 3146	\$1,520,000	06/07/2019

Type G – 3 Bed, 3 Bath, 2 Car	1/2 Y Street Ashburton VIC 3147	\$1,140,000	18/04/2019
	8/1691 Malvern Road Glen Iris VIC 3146	\$1,380,000	24/05/2019
	101/1483 Malvern Road Glen Iris VIC 3146	1,090,000	07/05/2019

Type H – 3 Bed, 3 Bath, 2 Car (Townhouse)	10A Cressy Street Malvern VIC 3144	\$2,310,000	01/06/2019

Type I – Type J – 3 Bed, 3 Bath, 2 Car (Duplex)	1/2 Y Street Ashburton VIC 3147	\$1,420,000	18/04/2019
	10A Cressy Street Malvern VIC 3144	\$2,310,000	01/06/2019