

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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Unit offered for sale

Address
Including suburb and postcode

Arramont Estate – 225 Boundary Road, Wollert, VIC. 3750

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 1101, 1102, 1104, 1105, 1107, 1108, 1110 & 1111 – 8.5m x 28m, 238sqm	\$232,000	Or range between	\$	&	\$
Lot 1103, 1106, 1109 & 1112 – 12.5m x 28m, 350sqm	\$299,000	Or range between	\$	&	\$
Lot 1113 – 14m x 28m, 392sqm	\$324,000	Or range between	\$	&	\$
Lot 1114, 1115, 1116, 1117, 1119, 1120 & 1121 – 12.5m x 32m, 401-405sqm	\$326,000	Or range between	\$	&	\$
Lot 1118 – 14m x 32.21m, 451sqm	\$359,000	Or range between	\$	&	\$
Lot 1122 – 14m x 32.01m, 448sqm	\$359,000	Or range between	\$	&	\$
Lot 1123 – 16m x 31.94m, 512sqm	\$391,000	Or range between	\$	&	\$

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price \$350,595

Suburb Wollert

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	Address of comparable unit	Price	Date of sale
Lot 1101, 1102, 1104, 1105, 1107, 1108, 1110 & 1111 – 8.5m x 28m, 238sqm	1. Lot 470 Caledonia	\$244,000	Apr 2020
	2. Lot 314 Riverhills	\$223,000	May 2020
	3. Lot 315 Riverhills	\$223,000	May 2020

Unit type or class

E.g. One bedroom units

Unit type or class	Address of comparable unit	Price	Date of sale
Lot 1103, 1106, 1109 & 1112 – 12.5m x 28m, 350sqm	1. Lot 1017 Arramont Estate	\$299,000	May 2020
	2. Lot 625 Rathdowne Estate	\$299,900	May 2020
	3. Lot 640 Rathdowne Estate	\$299,900	May 2020

Unit type or class

E.g. One bedroom units

Unit type or class	Address of comparable unit	Price	Date of sale
Lot 1113 – 14m x 28m, 392sqm	1. Lot 718 Amber Estate	\$320,000	Mar 2020
	2. Lot 1025 Arramont Estate	\$324,000	Apr 2020
	3. Lot 137 The Patch	\$325,000	Mar 2020

Unit type or class

E.g. One bedroom units

Unit type or class	Address of comparable unit	Price	Date of sale
Lot 1114, 1115, 1116, 1117, 1119, 1120 & 1121 – 12.5m x 32m, 401-405sqm	1. Lot 468 Rathdowne	\$324,900	May 2020
	2. Lot 710 Amber Estate	\$325,000	Mar 2020
	3. Lot 808 Amber Estate	\$339,000	Mar 2020

Unit type or class

E.g. One bedroom units

Unit type or class	Address of comparable unit	Price	Date of sale
Lot 1118 – 14m x 32.21m, 451sqm	1. Lot 716 Rathdowne	\$350,900	Mar 2020
	2. Lot 760 Lyndarum North	\$357,000	May 2020
	3. Lot 437 Epping Views	\$340,000	Mar 2020

Unit type or class

E.g. One bedroom units

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

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 1122 – 14m x 32.01m, 448sqm	1. Lot 716 Rathdowne	\$350,900	Mar 2020
	2. Lot 760 Lyndarum North	\$357,000	May 2020
	3. Lot 131 The Patch	\$364,000	Mar 2020

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 1123 – 16m x 31.94m, 512sqm	1. Lot 709 Rathdowne	\$380,900	May 2020
	2. Lot 343 Rathdowne	\$384,900	Mar 2020
	3. Lot 119 The Patch	\$403,000	Apr 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:

03.07.2020

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

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Unit offered for sale

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Including suburb and postcode

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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 1009 & 1013 – 10.25m x 21m, 274sqm	\$250,000	Or range between	\$	&	\$
Lot 1003-1007, 1017, 1018, 1028, 1029, 1033, 1034, 1041 -1042, 1044-1045 – 12.5m x 28m, 350sqm	\$299,000	Or range between	\$	&	\$
Lot 1014, 1016, 1023, 1025, 1032, 1035, 1043 & 1047 – 14m x 28m, 392sqm	\$324,000	Or range between	\$	&	\$
Lot 1012 – 10.5m x 21m, 221sqm	\$220,000	Or range between	\$	&	\$
Lot 1019 – 15.5m x 28m, 434sqm	\$344,000	Or range between	\$	&	\$

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price \$335,675

Suburb Wollert

Period - From 01.01.2020

To 31.01.2020

Source RPM Real Estate – Research Division

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 1009 & 1013 – 10.25m x 21m, 274sqm	1. Lot 133 The Patch	\$249,000	Nov 2019
	2. Lot 134 The Patch	\$249,000	Nov 2019
	3. Lot 836 Amber Estate	\$270,000	Jan 2020

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 1003-1007, 1017, 1018, 1028, 1029, 1033, 1034, 1041 -1042, 1044- 1045 – 12.5m x 28m, 350sqm	1. Lot 1028 Arramont Estate	\$299,000	Nov 2019
	2. Lot 1040 Arramont Estate	\$299,000	Dec 2019
	3. Lot 1046 Arramont Estate	\$299,000	Dec 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 1014, 1016, 1023, 1025, 1032, 1035, 1043 & 1047 – 14m x 28m, 392sqm	1. Lot 633 Rathdowne Estate	\$320,900	Dec 2019
	2. Lot 627 Rathdowne Estate	\$320,900	Jan 2020
	3. Lot 1043 Arramont Estate	\$324,000	Jan 2020

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 1012 – 10.5m x 21m, 221sqm	1. Lot 649 Amber Estate	\$220,000	Nov 2019
	2. Lot 846 Amber Estate	\$240,000	Dec 2019
	3. Lot 844 Amber Estate	\$240,000	Dec 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 1019 – 15.5m x 28m, 434sqm	1. Lot 426 Epping Views	\$330,000	Jan 2020
	2. Lot 427 Epping Views	\$330,000	Jan 2020
	3. Lot 206 Epping Views	\$350,000	Jan 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:

12.03.2020

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 postcode

Arramont Estate – 225 Boundary Road, Wollert, VIC. 3750

Indicative selling price

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Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
Lot 838 – 27.22m x 27.1m, 396sqm	\$274,000	Or range between	\$	&	\$
Lot 840 – 10m x 35.16m, 383sqm	\$294,000	Or range between	\$	&	\$
Lot 820 – 14.3m x 39.3m, 520sqm	\$360,000	Or range between	\$	&	\$
Lot 846 – 16.1m x 28m, 445sqm	\$349,000	Or range between	\$	&	\$
Lot 847 – 27.01m x 30m, 412sqm	\$274,000	Or range between	\$	&	\$

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price \$335,675

Suburb Wollert

Period - From 01.01.2020 To 31.01.2020

Source RPM Real Estate – Research Division

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 838 – 27.22m x 27.1m, 396sqm	1. *B	\$ *B	*B
	2. *B	\$ *B	*B
	3. *B	\$ *B	*B

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 840 – 10m x 35.16m, 383sqm	1. Lot 149 The Patch	\$312,000	Nov 2019
	2. Lot 151 The Patch	\$312,000	Nov 2019
	3. *B	\$ *B	*B

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 820 – 14.3m x 39.3m, 520sqm	1. Lot 221 Epping Views	\$376,000	Dec 2019
	2. Lot 353 Rathdowne	\$374,900	Jan 2020
	3. *B	\$ *B	*B

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 846 – 16.1m x 28m, 445sqm	1. Lot 1048 Arramont Estate	\$359,000	Dec 2019
	2. 662 Rathdowne	\$349,900	Dec 2019
	3. Lot 206 Epping Views	\$350,000	Jan 2020

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 847 – 27.01m x 30m, 412sqm	1. *B	\$ *B	*B
	2. *B	\$ *B	*B
	3. *B	\$ *B	*B

OR

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Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
Lot 416 & 424 – 12.5m x 32m, 400sqm	\$309,000	Or range between	\$	&	\$
Lot 501 – 10m x 31.44m, 471sqm	\$324,000	Or range between	\$	&	\$

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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
Lot 416 & 424 – 12.5m x 32m, 400sqm	1. Lot 425 Caledonia Estate	\$334,000	Jan 2020
	2. Lot 624 Rathdowne Estate	\$323,900	Jan 2020
	3. Lot 1008 Arramont Estate	\$324,000	Nov 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 501 – 10m x 31.44m, 471sqm	1. Lot 660 Rathdowne	\$309,900	Nov 2019
	2. Lot 1002 Arramont Estate	\$359,000	Nov 2019
	3. *B	*B	*B

OR

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12.03.2020