

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

St Germain Estate, Thompsons Road, Clyde North

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 1001 – 14.91m front x 32.32m depth x 12.55 rear, 444sqm allotment	\$324,000	Or range between			
Lot 1002 – 17m front x 32.32m depth x 14m rear, 508sqm allotment	\$359,000	Or range between			
Lot 1003 – 17.47m front x 32.57m depth x 14m rear, 517sqm allotment	\$359,000	Or range between			
Lot 1004 – 14m front x 32m depth x 14.03m rear, 450sqm allotment	\$329,000	Or range between			
Lots 1005, 1013, 1035 & 1036 – 16m x 32m, 512sqm allotments		Or range between	\$365,000	&	\$368,000
Lots 1006, 1029 & 1032 – 12.5m x 32m, 400sqm allotments		Or range between	\$269,000	&	\$304,000
Lots 1007, 1008, 1030 & 1031 – 10.5m x 32m, 336sqm allotments		Or range between	\$237,000	&	\$267,000
Lot 1009 – 13.02m front x 31.86m depth x 17.46m rear, 484sqm allotment	\$345,000	Or range between			
Lot 1010 – 12.5m front x 32.1m depth x 15.98m rear, 463sqm allotment	\$339,000	Or range between			
Lot 1011 – 12.5m front x 21.71m depth x 15.15m rear, 442sqm allotment	\$329,000	Or range between			

Lot 1012 – 13.5m front x 31.71m depth x 16.94m rear, 485sqm allotment	\$345,000	Or range between		
Lot 1014 – 18.02m front x 34.75m depth x 18m rear, 633sqm allotment	\$419,000	Or range between		
Lot 1015 – 23.33m front x 35.33m depth x 19.95m rear, 784sqm allotment	\$439,000	Or range between		
Lot 1016 – 16.12m front x 35.97m depth x 16m rear, 590sqm allotment	\$399,000	Or range between		
Lot 1017 – 14.05m front x 34.8m depth x 14m rear, 495sqm allotment	\$352,000	Or range between		
Lot 1018 – 16.02m front x 34.1m depth x 16m rear, 550sqm allotment	\$384,000	Or range between		
Lot 1019 – 16m x 34m, 544sqm allotment	\$382,000	Or range between		
Lots 1020 & 1021 – 14m x 34m, 476sqm allotments		Or range between	\$326,000	& \$329,000
Lots 1022, 1023 & 1026, 12.5m x 34m, 425sqm allotments		Or range between	\$285,000	& \$299,000
Lots 1024 & 1025 – 10.5m x 34m, 357sqm allotments		Or range between	\$252,000	& \$254,000
Lot 1027 – 15m x 34, 497sqm allotment	\$304,000	Or range between		
Lots 1028, 1033 & 1034 – 14m x 32m, 448sqm allotments		Or range between	\$286,000	& \$309,000
Lot 1037 – 14.48m front x 32.1m depth x 12.52m rear, 437sqm allotment	\$314,000	Or range between		
Lot 1038 – 12.5m x 32.56m, 407sqm allotment	\$304,000	Or range between		
Lot 1039 – 23.6m front x 32.56m depth x 13.67m rear, 601sqm allotment	\$389,000	Or range between		
Lot 1040 – 15.31m front x 30m depth x 15m rear, 474sqm allotment	\$339,000	Or range between		
Lot 1041 – 13.7m front x 32.6m depth x 17m rear, 579sqm allotment	\$379,000	Or range between		

Additional entries may be included or attached as required.

Suburb land median sale price

Median price	\$339,000	Suburb	Clyde North
Period - From	May 2017	To	May 2017
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 1001 – 14.91m front x 32.32m depth x 12.55 rear, 444sqm allotment	1 Lot 903 St Germain Estate	\$306,000	3/17
	2 Lot 905 St Germain Estate	\$309,000	3/17
	3 Lot 926 St Germain Estate	\$306,000	3/17

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 1002 – 17m front x 32.32m depth x 14m rear, 508sqm allotment	1 Lot 906 St Germain Estate	\$329,000	5/17
	2 Lot 909 St Germain Estate	\$341,000	4/17
	3 Lot 910 St Germain Estate	\$341,000	5/17

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 1003 – 17.47m front x 32.57m depth x 14m rear, 517sqm allotment	1 Lot 906 St Germain Estate	\$329,000	5/17
	2 Lot 909 St Germain Estate	\$341,000	4/17
	3 Lot 910 St Germain Estate	\$341,000	5/17

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 1004 – 14m front x 32m depth x 14.03m rear, 450sqm allotment	1 Lot 903 St Germain Estate	\$306,000	3/17
	2 Lot 905 St Germain Estate	\$309,000	3/17
	3 Lot 926 St Germain Estate	\$306,000	3/17

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lots 1005, 1013, 1035 & 1036 – 16m x 32m, 512sqm allotments	1 Lot 906 St Germain Estate	\$329,000	5/17
	2 Lot 909 St Germain Estate	\$341,000	4/17
	3 Lot 910 St Germain Estate	\$341,000	5/17

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lots 1006, 1029 & 1032 – 12.5m x 32m, 400sqm allotments	1 Lot 902 St Germain Estate	\$284,000	4/17
	2 Lot 930 St Germain Estate	\$282,000	4/17
	3 Lot 929 St Germain Estate	\$284,000	5/17

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lots 1007, 1008, 1030 & 1031 – 10.5m x 32m, 336sqm allotments	1 Lot 914 St Germain Estate	\$219,000	3/17
	2 Lot 915 St Germain Estate	\$219,000	3/17
	3 Lot 920 St Germain Estate	\$219,000	3/17

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 1009 – 13.02m front x 31.86m depth x 17.46m rear, 484sqm allotment	1 Lot 908 St Germain Estate	\$319,000	4/17
	2 Lot 928 St Germain Estate	\$319,000	3/17
	3 Lot 909 St Germain Estate	\$341,000	4/17

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 1010 – 12.5m front x 32.1m depth x 15.98m rear, 463sqm allotment	1 Lot 908 St Germain Estate	\$319,000	4/17
	2 Lot 928 St Germain Estate	\$319,000	3/17
	3 Lot 903 St Germain Estate	\$306,000	3/17

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 1011 – 12.5m front x 21.71m depth x 15.15m rear, 442sqm allotment	1 Lot 903 St Germain Estate	\$306,000	3/17
	2 Lot 905 St Germain Estate	\$309,000	3/17
	3 Lot 926 St Germain Estate	\$306,000	3/17

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 1012 – 13.5m front x 31.71m depth x 16.94m rear, 485sqm allotment	1 Lot 908 St Germain Estate	\$319,000	4/17
	2 Lot 928 St Germain Estate	\$319,000	3/17
	3 Lot 909 St Germain Estate	\$341,000	4/17

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 1014 – 18.02m front x 34.75m depth x 18m rear, 633sqm allotment	1 Lot 933 St Germain Estate	\$379,000	5/17
	2 Lot 927 St Germain Estate	\$349,000	3/17
	3 Lot 807 St Germain Estate	\$339,000	2/17

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 1015 – 23.33m front x 35.33m depth x 19.95m rear, 784sqm allotment	1 Lot 933 St Germain Estate	\$379,000	5/17
	2 Lot 713 St Germain Estate	\$349,000	1/17
	3 Lot 807 St Germain Estate	\$339,000	2/17

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 1016 – 16.12m front x 35.97m depth x 16m rear, 590sqm allotment	1 Lot 927 St Germain Estate	\$349,000	3/17
	2 Lot 807 St Germain Estate	\$339,000	2/17
	3 Lot 828 St Germain Estate	\$319,000	2/17

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 1017 – 14.05m front x 34.8m depth x 14m rear, 495sqm allotment	1 Lot 908 St Germain Estate	\$319,000	4/17
	2 Lot 909 St Germain Estate	\$341,000	4/17
	3 Lot 910 St Germain Estate	\$341,000	5/17

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 1018 – 16.02m front x 34.1m depth x 16m rear, 550sqm allotment	1 Lot 927 St Germain Estate	\$349,000	3/17
	2 Lot 906 St Germain Estate	\$329,000	5/17
	3 Lot 909 St Germain Estate	\$341,000	4/17

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 1019 – 16m x 34m, 544sqm allotment	1 Lot 927 St Germain Estate	\$349,000	3/17
	2 Lot 906 St Germain Estate	\$329,000	5/17
	3 Lot 909 St Germain Estate	\$341,000	4/17

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lots 1020 & 1021 – 14m x 34m, 476sqm allotments	1 Lot 908 St Germain Estate	\$319,000	4/17
	2 Lot 928 St Germain Estate	\$319,000	3/17
	3 Lot 903 St Germain Estate	\$306,000	3/17

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lots 1022, 1023 & 1026, 12.5m x 34m, 425sqm allotments	1 Lot 902 St Germain Estate	\$284,000	4/17
	2 Lot 932 St Germain Estate	\$292,000	4/17
	3 Lot 905 St Germain Estate	\$309,000	3/17

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lots 1024 & 1025 – 10.5m x 34m, 357sqm allotments	1 Lot 914 St Germain Estate	\$219,000	3/17
	2 Lot 915 St Germain Estate	\$219,000	3/17
	3 Lot 920 St Germain Estate	\$219,000	3/17

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 1027 – 15m x 34, 497sqm allotment	1 Lot 908 St Germain Estate	\$319,000	4/17
	2 Lot 909 St Germain Estate	\$341,000	4/17
	3 Lot 910 St Germain Estate	\$341,000	5/17

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lots 1028, 1033 & 1034 – 14m x 32m, 448sqm allotments	1 Lot 903 St Germain Estate	\$306,000	3/17
	2 Lot 905 St Germain Estate	\$309,000	3/17
	3 Lot 926 St Germain Estate	\$306,000	3/17

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 1037 – 14.48m front x 32.1m depth x 12.52m rear, 437sqm allotment	1 Lot 903 St Germain Estate	\$306,000	3/17
	2 Lot 905 St Germain Estate	\$309,000	3/17
	3 Lot 926 St Germain Estate	\$306,000	3/17

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 1038 – 12.5m x 32.56m, 407sqm allotment	1 Lot 932 St Germain Estate	\$292,000	4/17
	2 Lot 929 St Germain Estate	\$284,000	5/17
	3 Lot 902 St Germain Estate	\$284,000	4/17

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 1039 – 23.6m front x 32.56m depth x 13.67m rear, 601sqm allotment	1 Lot 906 St Germain Estate	\$329,000	5/17
	2 Lot 807 St Germain Estate	\$339,000	2/17
	3 Lot 828 St Germain Estate	\$319,000	2/17

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 1040 – 15.31m front x 30m depth x 15m rear, 474sqm allotment	1 Lot 908 St Germain Estate	\$319,000	4/17
	2 Lot 928 St Germain Estate	\$319,000	3/17
	3 Lot 904 St Germain Estate	\$323,000	3/17

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 1041 – 13.7m front x 32.6m depth x 17m rear, 579sqm allotment	1 Lot 906 St Germain Estate	\$329,000	5/17
	2 Lot 807 St Germain Estate	\$339,000	2/17
	3 Lot 828 St Germain Estate	\$319,000	2/17

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.