

# 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](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.

### 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

| Unit type or class<br>e.g. One bedroom units                                           | Single price | Lower price                | Higher price |
|----------------------------------------------------------------------------------------|--------------|----------------------------|--------------|
| Lots 1925, 1937, 1938, 1941, 1958, 1961, 1965 & 1966 – 14m x 28m, 392sqm               | \$           | Or range between \$317,000 | & \$325,000  |
| Lots 1927, 1928, 1931, 1932, 1933, 1949, 1950, 1953, 1954 & 1963 – 12.5m x 32m, 400sqm | \$318,000    | Or range between \$        | & \$         |
| Lots 1929, 1930, 1951 & 1952 – 14m x 32m, 448sqm                                       | \$342,000    | Or range between \$        | & \$         |
| Lots 1935, 1936, 1946, 1947, 1939 & 1940 – 8.5m x 28m, 238sqm                          | \$219,000    | Or range between \$        | & \$         |
| Lots 1943, 1956, 1959 & 1960 – 12.5m x 28m, 350sqm                                     | \$294,000    | Or range between \$        | & \$         |
| Lot 1926 – 15m x 28m, 416sqm                                                           | \$325,000    | Or range between \$        | & \$         |
| Lot 1934 – 15m x 28m, 371sqm                                                           | \$285,000    | Or range between \$        | & \$         |
| Lot 1942 – 15.5m x 28m, 430sqm                                                         | \$325,000    | Or range between \$        | & \$         |
| Lot 1948 – 15m x 32m, 469sqm                                                           | \$342,000    | Or range between \$        | & \$         |
| Lot 1955 – 16.89m x 45.06m, 696sqm                                                     | \$399,000    | Or range between \$        | & \$         |
| Lot 1957 – 14m x 28m, 417sqm                                                           | \$319,000    | Or range between \$        | & \$         |

|                                 |           |
|---------------------------------|-----------|
| Lot 1962 – 15m x 32m, 476sqm    | \$342,000 |
| Lot 1964 – 17.12m x 28m, 447sqm | \$324,000 |
| Lot 1967 – 12.77m x 28m, 437sqm | \$317,000 |

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|  |  |

Additional entries may be included or attached as required.

### Suburb unit median sale price

|               |                                   |        |             |
|---------------|-----------------------------------|--------|-------------|
| Median price  | \$315,000                         | Suburb | Clyde North |
| 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 |
|--------------------------------------------------------------------------|-------------------------------|-----------|--------------|
| Lots 1925, 1937, 1938, 1941, 1958, 1961, 1965 & 1966 – 14m x 28m, 392sqm | 1. Lot 1919 St Germain Estate | \$315,000 | Jan 20       |
|                                                                          | 2. Lot 2419 Clydevale Estate  | \$321,000 | Dec 19       |
|                                                                          | 3. Lot 439 Smiths Lane        | \$322,000 | Dec 19       |

#### Unit type or class

E.g. One bedroom units

|                                                                                        | Address of comparable unit   | Price     | Date of sale |
|----------------------------------------------------------------------------------------|------------------------------|-----------|--------------|
| Lots 1927, 1928, 1931, 1932, 1933, 1949, 1950, 1953, 1954 & 1963 – 12.5m x 32m, 400sqm | 1. Lot 415 Smiths Lane       | \$315,000 | Jan 20       |
|                                                                                        | 2. Lot 434 Smiths Lane       | \$315,000 | Jan 20       |
|                                                                                        | 3. Lot 2428 Clydevale Estate | \$326,000 | Jan 20       |

#### Unit type or class

E.g. One bedroom units

|                                                  | Address of comparable unit  | Price     | Date of sale |
|--------------------------------------------------|-----------------------------|-----------|--------------|
| Lots 1929, 1930, 1951 & 1952 – 14m x 32m, 448sqm | 1. Lot 231 Smiths Lane      | \$335,000 | Dec 19       |
|                                                  | 2. Lot 416 Smiths Lane      | \$350,000 | Dec 19       |
|                                                  | 3. Lot 2032 Meridian Estate | \$351,000 | Dec 19       |

#### Unit type or class

E.g. One bedroom units

|                                                               | Address of comparable unit    | Price     | Date of sale |
|---------------------------------------------------------------|-------------------------------|-----------|--------------|
| Lots 1935, 1936, 1946, 1947, 1939 & 1940 – 8.5m x 28m, 238sqm | 1. Lot 1917 St Germain Estate | \$215,000 | Nov 19       |
|                                                               | 2. Lot 1918 St Germain Estate | \$215,000 | Nov 19       |
|                                                               | 3. Lot 1920 St Germain Estate | \$215,000 | Nov 19       |

**Unit type or class**

E.g. One bedroom units

|                                                    | <b>Address of comparable unit</b> | <b>Price</b> | <b>Date of sale</b> |
|----------------------------------------------------|-----------------------------------|--------------|---------------------|
| Lots 1943, 1956, 1959 & 1960 – 12.5m x 28m, 350sqm | 1. Lot 456 Smiths Lane            | \$285,000    | Jan 20              |
|                                                    | 2. Lot 704 Clydevale Estate       | \$295,000    | Nov 19              |
|                                                    | 3. Lot 438 Smiths Lane            | \$297,000    | Dec 19              |

**Unit type or class**

E.g. One bedroom units

|                              | <b>Address of comparable unit</b> | <b>Price</b> | <b>Date of sale</b> |
|------------------------------|-----------------------------------|--------------|---------------------|
| Lot 1926 – 15m x 28m, 416sqm | 1. Lot 1923 St Germain Estate     | \$324,000    | Nov 19              |
|                              | 2. Lot 1008 Clydevale Estate      | \$325,000    | Nov 19              |
|                              | 3. Lot 2022 Meridian Estate       | \$322,000    | Dec 19              |

**Unit type or class**

E.g. One bedroom units

|                              | <b>Address of comparable unit</b> | <b>Price</b> | <b>Date of sale</b> |
|------------------------------|-----------------------------------|--------------|---------------------|
| Lot 1934 – 15m x 28m, 371sqm | 1. Lot 1916 St Germain Estate     | \$292,000    | Nov 19              |
|                              | 2. Lot 1935 Clydevale Estate      | \$299,000    | Nov 19              |
|                              | 3. Lot 1929 Clydevale Estate      | \$299,000    | Nov 19              |

**Unit type or class**

E.g. One bedroom units

|                                | <b>Address of comparable unit</b> | <b>Price</b> | <b>Date of sale</b> |
|--------------------------------|-----------------------------------|--------------|---------------------|
| Lot 1942 – 15.5m x 28m, 430sqm | 1. Lot 741 ClydeSprings           | \$330,000    | Dec 19              |
|                                | 2. B – No other comparable sales  | \$           |                     |
|                                | 3. B – No other comparable sales  | \$           |                     |

**Unit type or class**

E.g. One bedroom units

|                              | <b>Address of comparable unit</b> | <b>Price</b> | <b>Date of sale</b> |
|------------------------------|-----------------------------------|--------------|---------------------|
| Lot 1948 – 15m x 32m, 469sqm | 1. B – No other comparable sales  | \$           |                     |
|                              | 2. B – No other comparable sales  | \$           |                     |
|                              | 3. B – No other comparable sales  | \$           |                     |

**Unit type or class**

E.g. One bedroom units

|                                    | <b>Address of comparable unit</b> | <b>Price</b> | <b>Date of sale</b> |
|------------------------------------|-----------------------------------|--------------|---------------------|
| Lot 1955 – 16.89m x 45.06m, 696sqm | 1. Lot 528 ClydeSprings           | \$412,500    | Nov 19              |
|                                    | 2. B – No other comparable sales  | \$           |                     |
|                                    | 3. B – No other comparable sales  | \$           |                     |

**Unit type or class**

E.g. One bedroom units

|                       | <b>Address of comparable unit</b> | <b>Price</b> | <b>Date of sale</b> |
|-----------------------|-----------------------------------|--------------|---------------------|
| Lot 1957 – 14m x 28m, | 1. Lot 1923 St Germain            | \$324,000    | Nov 19              |

**Unit type or class**

E.g. One bedroom units

|        | <b>Address of comparable unit</b> | <b>Price</b> | <b>Date of sale</b> |
|--------|-----------------------------------|--------------|---------------------|
| 417sqm | 2. Lot 1008 Clydevale Estate      | \$325,000    | Nov 19              |
|        | 3. Lot 129 Smiths Lane            | \$314,000    | Dec 19              |

**Unit type or class**

E.g. One bedroom units

|                                 | <b>Address of comparable unit</b> | <b>Price</b> | <b>Date of sale</b> |
|---------------------------------|-----------------------------------|--------------|---------------------|
| Lot 1962 – 15m x 32m,<br>476sqm | 1. Lot 2226 Clydevale Estate      | \$351,000    | Dec 19              |
|                                 | 2. Lot 2509 Clydevale Estate      | \$360,000    | Nov 19              |
|                                 | 3. Lot 1021 St Germain Estate     | \$339,000    | Dec 19              |

**Unit type or class**

E.g. One bedroom units

|                                    | <b>Address of comparable unit</b> | <b>Price</b> | <b>Date of sale</b> |
|------------------------------------|-----------------------------------|--------------|---------------------|
| Lot 1964 – 17.12m x<br>28m, 447sqm | 1. Lot 426 The New Bloom          | \$329,000    | Dec 19              |
|                                    | 2. Lot 167 Smiths Lane            | \$330,000    | Nov 19              |
|                                    | 3. Lot 325 Smiths Lane            | \$330,000    | Nov 19              |

**Unit type or class**

E.g. One bedroom units

|                                    | <b>Address of comparable unit</b> | <b>Price</b> | <b>Date of sale</b> |
|------------------------------------|-----------------------------------|--------------|---------------------|
| Lot 1967 – 12.77m x<br>28m, 437sqm | 1. B – No other comparable sales  | \$           |                     |
|                                    | 2. B – No other comparable sales  | \$           |                     |
|                                    | 3. B – No other comparable sales  | \$           |                     |

**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:

05.03.2020

# 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](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

St Germain Estate, Thompsons Road, Clyde North

### 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<br>e.g. One bedroom units                 | Single price |                  | Lower price | & | Higher price |
|--------------------------------------------------------------|--------------|------------------|-------------|---|--------------|
| Lot 1901, 1914 – 14m x 16m, 224sqm                           |              | Or range between | \$199,000   | & | \$209,000    |
| Lot 1902, 1915 – 16m x 16m, 252sqm                           |              | Or range between | \$229,000   | & | \$239,000    |
| Lot 1903 – 16m x 32m, 512sqm                                 | \$368,000    | Or range between | \$          | & | \$           |
| Lot 1904, 1905, 1906, 1907, 1909, 1910 – 12.5m x 32m, 400sqm | \$316,000    | Or range between | \$          | & | \$           |
| Lot 1908 – 14m x 32m, 448sqm                                 | \$340,000    | Or range between | \$          | & | \$           |
| Lot 1924 – 16m x 28m, 448sqm                                 | \$349,000    | Or range between | \$          | & | \$           |
| Lot 1911 – 15m x 32m, 476sqm                                 | \$340,000    | Or range between | \$          | & | \$           |
| Lot 1916 – 13m x 28m, 364sqm                                 | \$292,000    | Or range between | \$          | & | \$           |
| Lot 1917, 1918, 1944, 1920, 1922, 1945 – 8.5m x 28m, 238sqm  | \$219,000    | Or range between | \$          | & | \$           |
| Lot 1919, 1921 – 14m x 28m, 392sqm                           | \$315,000    | Or range between | \$          | & | \$           |
| Lot 1923 – 15m x 28m, 416sqm                                 | \$324,000    | Or range between | \$          | & | \$           |

Additional entries may be included or attached as required.

## Suburb unit median sale price

|               |                                   |        |             |
|---------------|-----------------------------------|--------|-------------|
| Median price  | \$340,805                         | Suburb | Clyde North |
| Period - From | 01.09.2019                        | To     | 30.09.2019  |
| 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 1901, 1914 – 14m x 16m, 224sqm | 1. Lot 1837 St Germain           | \$215,000 | Jul 2019     |
|                                    | 2. B – No other comparable sales | \$        |              |
|                                    | 3. B – No other comparable sales | \$        |              |

### Unit type or class

E.g. One bedroom units

|                                    | Address of comparable unit   | Price     | Date of sale |
|------------------------------------|------------------------------|-----------|--------------|
| Lot 1902, 1915 – 16m x 16m, 252sqm | 1. Lot 1836 St Germain       | \$234,000 | Sep 2019     |
|                                    | 2. Lot 2120 Clydevale Estate | \$225,000 | Jul 2019     |
|                                    | 3. Lot 2203 Clydevale Estate | \$229,500 | Jul 2019     |

### Unit type or class

E.g. One bedroom units

|                              | Address of comparable unit   | Price     | Date of sale |
|------------------------------|------------------------------|-----------|--------------|
| Lot 1903 – 16m x 32m, 512sqm | 1. Lot 1013 St Germain       | \$368,000 | Aug 2019     |
|                              | 2. Lot 2101 Clydevale Estate | \$369,000 | Sep 2019     |
|                              | 3. Lot 2013 Clydevale Estate | \$370,000 | Sep 2019     |

### Unit type or class

E.g. One bedroom units

|                                                              | Address of comparable unit | Price     | Date of sale |
|--------------------------------------------------------------|----------------------------|-----------|--------------|
| Lot 1904, 1905, 1906, 1907, 1909, 1910 – 12.5m x 32m, 400sqm | 1. Lot 140 Smiths Lane     | \$310,000 | Sep 2019     |
|                                                              | 2. Lot 141 Smiths Lane     | \$310,000 | Sep 2019     |
|                                                              | 3. Lot 171 Smiths Lane     | \$315,000 | Sep 2019     |

### Unit type or class

E.g. One bedroom units

|                              | Address of comparable unit   | Price     | Date of sale |
|------------------------------|------------------------------|-----------|--------------|
| Lot 1908 – 14m x 32m, 448sqm | 1. Lot 232 Smiths Lane       | \$335,000 | Sep 2019     |
|                              | 2. Lot 206 Smiths Lane       | \$335,000 | Sep 2019     |
|                              | 3. Lot 2006 Clydevale Estate | \$337,000 | Aug 2019     |

**Unit type or class**

E.g. One bedroom units

|                                 | <b>Address of comparable unit</b> | <b>Price</b> | <b>Date of sale</b> |
|---------------------------------|-----------------------------------|--------------|---------------------|
| Lot 1924 – 16m x 28m,<br>448sqm | 1. Lot 173 Smiths Lane            | \$340,000    | Sep 2019            |
|                                 | 2. Lot 1835 St Germain            | \$344,000    | Sep 2019            |
|                                 | 3. Lot 2006 Clydevale Estate      | \$337,000    | Aug 2019            |

**Unit type or class**

E.g. One bedroom units

|                                 | <b>Address of comparable unit</b> | <b>Price</b> | <b>Date of sale</b> |
|---------------------------------|-----------------------------------|--------------|---------------------|
| Lot 1911 – 15m x 32m,<br>476sqm | 1. Lot 1347 Meridian Estate       | \$340,000    | Aug 2019            |
|                                 | 2. Lot 1774 Delaray Estate        | \$365,900    | Sep 2019            |
|                                 | 3. Lot 1021 St Germain            | \$329,000    | Aug 2019            |

**Unit type or class**

E.g. One bedroom units

|                                 | <b>Address of comparable unit</b> | <b>Price</b> | <b>Date of sale</b> |
|---------------------------------|-----------------------------------|--------------|---------------------|
| Lot 1916 – 13m x 28m,<br>364sqm | 1. Lot 212 Smiths Lane            | \$282,000    | Sep 2019            |
|                                 | 2. Lot 158 Smiths Lane            | \$285,000    | Sep 2019            |
|                                 | 3. Lot 176 Smiths Lane            | \$292,000    | Sep 2019            |

**Unit type or class**

E.g. One bedroom units

|                                                                   | <b>Address of comparable unit</b> | <b>Price</b> | <b>Date of sale</b> |
|-------------------------------------------------------------------|-----------------------------------|--------------|---------------------|
| Lot 1917, 1918, 1944,<br>1920, 1922, 1945 – 8.5m<br>x 28m, 238sqm | 1. Lot 1837 St Germain            | \$215,000    | Jul 2019            |
|                                                                   | 2. B – No other comparable sales  | \$           |                     |
|                                                                   | 3. B – No other comparable sales  | \$           |                     |

**Unit type or class**

E.g. One bedroom units

|                                       | <b>Address of comparable unit</b> | <b>Price</b> | <b>Date of sale</b> |
|---------------------------------------|-----------------------------------|--------------|---------------------|
| Lot 1919, 1921 – 14m x<br>28m, 392sqm | 1. Lot 1802 St Germain            | \$314,000    | Sep 2019            |
|                                       | 2. Lot 1803 St Germain            | \$314,000    | Sep 2019            |
|                                       | 3. Lot 1804 St Germain            | \$314,000    | Sep 2019            |

**Unit type or class**

E.g. One bedroom units

|                                 | <b>Address of comparable unit</b> | <b>Price</b> | <b>Date of sale</b> |
|---------------------------------|-----------------------------------|--------------|---------------------|
| Lot 1923 – 15m x 28m,<br>416sqm | 1. Lot 1809 St Germain            | \$325,000    | Sep 2019            |
|                                 | 2. Lot 1827 St Germain            | \$314,000    | Sep 2019            |
|                                 | 3. Lot 2207 Clydevale Estate      | \$331,200    | Jul 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.

This Statement of Information was prepared on:

24.10.2019

# Statement of Information

## Multiple residential properties located in the Melbourne metropolitan area

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### Unit offered for sale

Address  
Including suburb and  
postcode

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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<br>e.g. One bedroom units | Single price |                  | Lower price |   | Higher price |
|----------------------------------------------|--------------|------------------|-------------|---|--------------|
| Lot 1704 – 24.9m x 29m, 656sqm               | \$469,000    | Or range between | \$          | & | \$           |
| Lot 1705 – 24.4m x 43m, 709sqm               | \$469,000    | Or range between | \$          | & | \$           |
| Lot 1706 – 16.3m x 43m, 675sqm               | \$474,000    | Or range between | \$          | & | \$           |
| Lot 1707 – 16.7m x 35.78m, 611sqm            | \$449,000    | Or range between | \$          | & | \$           |
| Lot 1714 – 22.32m x 28m, 511sqm              | \$379,000    | Or range between | \$          | & | \$           |
| Lot 1720 – 13.77m x 32m, 521sqm              | \$409,000    | Or range between | \$          | & | \$           |
| Lot 1725 – 16.06m, 32m, 712sqm               | \$485,000    | Or range between | \$          | & | \$           |
| Lot 1740 – 19.92m x 33.57m, 675sqm           | \$439,000    | Or range between | \$          | & | \$           |
| Lot 1744 – 20.09m x 26.06m, 469sqm           | \$329,000    | Or range between | \$          | & | \$           |
| Lot 1745 – 18.03m x 23m, 367sqm              | \$310,000    | Or range between | \$          | & | \$           |

Additional entries may be included or attached as required.



## Suburb unit median sale price

|               |            |        |             |        |                                   |
|---------------|------------|--------|-------------|--------|-----------------------------------|
| Median price  | \$340,805  | Suburb | Clyde North |        |                                   |
| Period - From | 01.09.2019 | To     | 30.09.2019  | 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 1704 – 24.9m x 29m,<br>656sqm | 1. Lot 1224 Delaray Estate | \$449,910 | Aug 2019     |
|                                   | 2. B – No Comparable Sales | \$        |              |
|                                   | 3. B – No Comparable Sales | \$        |              |

### Unit type or class

E.g. One bedroom units

|                                   | Address of comparable unit | Price | Date of sale |
|-----------------------------------|----------------------------|-------|--------------|
| Lot 1705 – 24.4m x 43m,<br>709sqm | 1. B – No Comparable Sales | \$    |              |
|                                   | 2. B – No Comparable Sales | \$    |              |
|                                   | 3. B – No Comparable Sales | \$    |              |

### Unit type or class

E.g. One bedroom units

|                                   | Address of comparable unit | Price | Date of sale |
|-----------------------------------|----------------------------|-------|--------------|
| Lot 1706 – 16.3m x 43m,<br>675sqm | 1. B – No Comparable Sales | \$    |              |
|                                   | 2. B – No Comparable Sales | \$    |              |
|                                   | 3. B – No Comparable Sales | \$    |              |

### Unit type or class

E.g. One bedroom units

|                                      | Address of comparable unit | Price     | Date of sale |
|--------------------------------------|----------------------------|-----------|--------------|
| Lot 1707 – 16.7m x<br>35.78m, 611sqm | 1. Lot 1126 Delaray Estate | \$445,410 | Aug 2019     |
|                                      | 2. B – No Comparable Sales | \$        |              |
|                                      | 3. B – No Comparable Sales | \$        |              |

### Unit type or class

E.g. One bedroom units

|                                    | Address of comparable unit   | Price     | Date of sale |
|------------------------------------|------------------------------|-----------|--------------|
| Lot 1714 – 22.32m x<br>28m, 511sqm | 1. Lot 2101 Clydevale Estate | \$369,000 | Sep 2019     |
|                                    | 2. Lot 2013 Clydevale Estate | \$370,000 | Sep 2019     |
|                                    | 3. Lot 2508 Clydevale Estate | \$373,500 | Aug 2019     |

**Unit type or class**

E.g. One bedroom units

|                                 | Address of comparable unit | Price     | Date of sale |
|---------------------------------|----------------------------|-----------|--------------|
| Lot 1720 – 13.77m x 32m, 521sqm | 1. Lot 1012 The New Bloom  | \$399,000 | Sep 2019     |
|                                 | 2. Lot 1775 Delaray Estate | \$410,900 | Sep 2019     |
|                                 | 3. Lot 1119 Circa 1866     | \$421,000 | Aug 2019     |

**Unit type or class**

E.g. One bedroom units

|                                | Address of comparable unit | Price | Date of sale |
|--------------------------------|----------------------------|-------|--------------|
| Lot 1725 – 16.06m, 32m, 712sqm | 1. B – No Comparable Sales | \$    |              |
|                                | 2. B – No Comparable Sales | \$    |              |
|                                | 3. B – No Comparable Sales | \$    |              |

**Unit type or class**

E.g. One bedroom units

|                                    | Address of comparable unit | Price | Date of sale |
|------------------------------------|----------------------------|-------|--------------|
| Lot 1740 – 19.92m x 33.57m, 675sqm | 1. B – No Comparable Sales | \$    |              |
|                                    | 2. B – No Comparable Sales | \$    |              |
|                                    | 3. B – No Comparable Sales | \$    |              |

**Unit type or class**

E.g. One bedroom units

|                                    | Address of comparable unit  | Price     | Date of sale |
|------------------------------------|-----------------------------|-----------|--------------|
| Lot 1744 – 20.09m x 26.06m, 469sqm | 1. Lot 1607 Delaray Estate  | \$338,810 | Sep 2019     |
|                                    | 2. Lot 1635 Delaray Estate  | \$338,810 | Sep 2019     |
|                                    | 3. Lot 1347 Meridian Estate | \$340,000 | Aug 2019     |

**Unit type or class**

E.g. One bedroom units

|                                 | Address of comparable unit   | Price     | Date of sale |
|---------------------------------|------------------------------|-----------|--------------|
| Lot 1745 – 18.03m x 23m, 367sqm | 1. Lot 107 Aspen of Clyde    | \$326,700 | Sep 2019     |
|                                 | 2. Lot 176 Smiths Lane       | \$292,000 | Sep 2019     |
|                                 | 3. Lot 1935 Clydevale Estate | \$299,000 | Sep 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.

This Statement of Information was prepared on:

23.10.2019

# Statement of Information

## Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

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The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

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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

St Germain Estate, Thompsons Road, Clyde North

### 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<br>e.g. One bedroom units | Single price |                  | Lower price |   | Higher price |
|----------------------------------------------|--------------|------------------|-------------|---|--------------|
| Lot 1401 – 13.09m x 31m, 675sqm              | \$485,000    | Or range between | \$          | & | \$           |
| Lot 1410 – 12.5m x 28m, 350sqm               | \$316,000    | Or range between | \$          | & | \$           |
| Lot 1416 – 17.26m x 32m, 561sqm              | \$424,000    | Or range between | \$          | & | \$           |

Additional entries may be included or attached as required.

### Suburb unit median sale price

Median price

\$340,805

Suburb

Clyde North

Period - From

01.09.2019

To

30.09.2019

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

|                                 | <b>Address of comparable unit</b> | <b>Price</b> | <b>Date of sale</b> |
|---------------------------------|-----------------------------------|--------------|---------------------|
| Lot 1401 – 13.09m x 31m, 675sqm | 1. B – No Comparable Sales        | \$           |                     |
|                                 | 2. B – No Comparable Sales        | \$           |                     |
|                                 | 3. B – No Comparable Sales        | \$           |                     |

**Unit type or class**

E.g. One bedroom units

|                                | <b>Address of comparable unit</b> | <b>Price</b> | <b>Date of sale</b> |
|--------------------------------|-----------------------------------|--------------|---------------------|
| Lot 1410 – 12.5m x 28m, 350sqm | 1. Lot 1629 Delaray Estate        | \$302,310    | Jul 2019            |
|                                | 2. Lot 9036 Meridian Estate       | \$300,000    | Aug 2019            |
|                                | 3. Lot 939 The New Bloom          | \$322,050    | Sep 2019            |

**Unit type or class**

E.g. One bedroom units

|                                 | <b>Address of comparable unit</b> | <b>Price</b> | <b>Date of sale</b> |
|---------------------------------|-----------------------------------|--------------|---------------------|
| Lot 1416 – 17.26m x 32m, 561sqm | 1. Lot 914 The New Bloom          | \$415,000    | Jul 2019            |
|                                 | 2. Lot 1204 Delaray Estate        | \$395,910    | Sep 2019            |
|                                 | 3. B – No Comparable Sales        |              |                     |

**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:

23.10.2019

# 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

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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

| Unit type or class<br>e.g. One bedroom units | Single price | Lower price | Higher price |
|----------------------------------------------|--------------|-------------|--------------|
| Lot 1326 – 16m x 32m, 512sqm                 | \$389,000    | \$          | \$           |

Additional entries may be included or attached as required.

### Suburb unit median sale price

|               |            |        |                                   |
|---------------|------------|--------|-----------------------------------|
| Median price  | \$340,805  | Suburb | Clyde North                       |
| Period - From | 01.09.2019 | To     | 30.09.2019                        |
|               |            | 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**

| Unit type or class              | Address of comparable unit   | Price     | Date of sale |
|---------------------------------|------------------------------|-----------|--------------|
| Lot 1326 – 16m x 32m,<br>512sqm | 1. Lot 2508 Clydevale Estate | \$373,500 | Aug 2019     |
|                                 | 2. Lot 828 The New Bloom     | \$399,000 | Jul 2019     |
|                                 | 3. Lot 1012 The New Bloom    | \$399,000 | Sep 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.

This Statement of Information was prepared on:

23.10.2019

# 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

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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

| Unit type or class<br>e.g. One bedroom units         | Single price |                  | Lower price |   | Higher price |
|------------------------------------------------------|--------------|------------------|-------------|---|--------------|
| Lot 1203, 1204, 1219, 1220, 1222 – 16m x 32m, 512sqm | \$389,000    | Or range between | \$          | & | \$           |
| Lot 1210, 1217 – 12.5m x 32m, 400sqm                 | \$299,000    | Or range between | \$299,000   | & | \$317,000    |
| Lot 1214 – 10.5m x 32m, 336sqm                       | \$267,000    | Or range between | \$          | & | \$           |
| Lot 1221 – 16m x 32m, 507sqm                         | \$389,000    | Or range between | \$          | & | \$           |

Additional entries may be included or attached as required.

### Suburb unit median sale price

Median price \$340,805

Suburb Clyde North

Period - From 01.09.2019 To 30.09.2019

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

|                                                            | <b>Address of comparable unit</b> | <b>Price</b> | <b>Date of sale</b> |
|------------------------------------------------------------|-----------------------------------|--------------|---------------------|
| Lot 1203, 1204, 1219,<br>1220, 1222 – 16m x 32m,<br>512sqm | 1. Lot 2013 Clydevale Estate      | \$370,000    | Sep 2019            |
|                                                            | 2. Lot 2508 Clydevale Estate      | \$373,500    | Aug 2019            |
|                                                            | 3. Lot 1012 The New Bloom         | \$399,000    | Sep 2019            |

**Unit type or class**

E.g. One bedroom units

|                                         | <b>Address of comparable unit</b> | <b>Price</b> | <b>Date of sale</b> |
|-----------------------------------------|-----------------------------------|--------------|---------------------|
| Lot 1210, 1217 – 12.5m x<br>32m, 400sqm | 1. Lot 1821 St Germain Estate     | \$316,000    | Sep 2019            |
|                                         | 2. Lot 1822 St Germain Estate     | \$316,000    | Sep 2019            |
|                                         | 3. Lot 1823 St Germain Estate     | \$316,000    | Sep 2019            |

**Unit type or class**

E.g. One bedroom units

|                                   | <b>Address of comparable unit</b> | <b>Price</b> | <b>Date of sale</b> |
|-----------------------------------|-----------------------------------|--------------|---------------------|
| Lot 1214 – 10.5m x 32m,<br>336sqm | 1. Lot 1215 St Germain Estate     | \$255,000    | Sep 2019            |
|                                   | 2. Lot 1207 St Germain Estate     | \$257,000    | Sep 2019            |
|                                   | 3. Lot 2017 Clydevale Estate      | \$285,000    | Aug 2019            |

**Unit type or class**

E.g. One bedroom units

|                                 | <b>Address of comparable unit</b> | <b>Price</b> | <b>Date of sale</b> |
|---------------------------------|-----------------------------------|--------------|---------------------|
| Lot 1221 – 16m x 32m,<br>507sqm | 1. Lot 2013 Clydevale Estate      | \$370,000    | Sep 2019            |
|                                 | 2. Lot 2508 Clydevale Estate      | \$373,500    | Aug 2019            |
|                                 | 3. Lot 1012 The New Bloom         | \$399,000    | Sep 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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23.10.2019



# Statement of Information

## Multiple residential properties located in the Melbourne metropolitan area

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### Unit offered for sale

Address  
Including suburb and  
postcode

St Germain Estate, Thompsons Road, Clyde North

### Indicative selling price

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| Unit type or class<br>e.g. One bedroom units | Single price |                  | Lower price |   | Higher price |
|----------------------------------------------|--------------|------------------|-------------|---|--------------|
| Lot 1112, 1113 & 1129 – 16m x 32m, 512sqm    | \$389,000    | Or range between | \$          | & | \$           |
| Lot 1115 – 12.5m x 32m, 400sqm               | \$317,000    | Or range between | \$          | & | \$           |
| Lot 1116 – 10.5m x 32m, 336sqm               | \$270,000    | Or range between | \$          | & | \$           |
| Lot 1130 – 16.03m x 32.7m, 516sqm            | \$389,000    | Or range between | \$          | & | \$           |
| Lot 1131 – 14.03m x 32.7m, 465sqm            | \$365,000    | Or range between | \$          | & | \$           |
| Lot 1134 – 18m x 34.04m, 633sqm              | \$439,000    | Or range between | \$          | & | \$           |

Additional entries may be included or attached as required.

### Suburb unit median sale price

Median price

\$340,805

Suburb

Clyde North

Period - From

01.09.2019

To

30.09.2019

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 1112, 1113 & 1129 –<br>16m x 32m, 512sqm | 1. Lot 2013 Clydevale Estate | \$370,000 | Sep 2019     |
|                                              | 2. Lot 2508 Clydevale Estate | \$373,500 | Aug 2019     |
|                                              | 3. Lot 1012 The New Bloom    | \$399,000 | Sep 2019     |

### Unit type or class

E.g. One bedroom units

|                                   | Address of comparable unit    | Price     | Date of sale |
|-----------------------------------|-------------------------------|-----------|--------------|
| Lot 1115 – 12.5m x 32m,<br>400sqm | 1. Lot 1821 St Germain Estate | \$316,000 | Sep 2019     |
|                                   | 2. Lot 1822 St Germain Estate | \$316,000 | Sep 2019     |
|                                   | 3. Lot 1823 St Germain Estate | \$316,000 | Sep 2019     |

### Unit type or class

E.g. One bedroom units

|                                   | Address of comparable unit    | Price     | Date of sale |
|-----------------------------------|-------------------------------|-----------|--------------|
| Lot 1116 – 10.5m x 32m,<br>336sqm | 1. Lot 1215 St Germain Estate | \$255,000 | Sep 2019     |
|                                   | 2. Lot 1207 St Germain Estate | \$257,000 | Sep 2019     |
|                                   | 3. Lot 2017 Clydevale Estate  | \$285,000 | Aug 2019     |

### Unit type or class

E.g. One bedroom units

|                                      | Address of comparable unit   | Price     | Date of sale |
|--------------------------------------|------------------------------|-----------|--------------|
| Lot 1130 – 16.03m x<br>32.7m, 516sqm | 1. Lot 2013 Clydevale Estate | \$370,000 | Sep 2019     |
|                                      | 2. Lot 2508 Clydevale Estate | \$373,500 | Aug 2019     |
|                                      | 3. Lot 1012 The New Bloom    | \$399,000 | Sep 2019     |

### Unit type or class

E.g. One bedroom units

|                                      | Address of comparable unit  | Price      | Date of sale |
|--------------------------------------|-----------------------------|------------|--------------|
| Lot 1131 – 14.03m x<br>32.7m, 465sqm | 1. Lot 1552 Meridian Estate | \$ 357,000 | Jul 2019     |
|                                      | 2. B – No Comparable Sales  | \$         |              |
|                                      | 3. B – No Comparable Sales  | \$         |              |

### Unit type or class

E.g. One bedroom units

|                                    | Address of comparable unit | Price | Date of sale |
|------------------------------------|----------------------------|-------|--------------|
| Lot 1134 – 18m x<br>34.04m, 633sqm | 1. B – No Comparable Sales | \$    |              |
|                                    | 2. B – No Comparable Sales | \$    |              |
|                                    | 3. B – No Comparable Sales | \$    |              |

**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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# Statement of Information

## Multiple residential properties located in the Melbourne metropolitan area

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### Unit offered for sale

Address  
Including suburb and postcode

St Germain Estate, Thompsons Road, Clyde North

### Indicative selling price

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| Unit type or class<br>e.g. One bedroom units | Single price |                  | Lower price | & | Higher price |
|----------------------------------------------|--------------|------------------|-------------|---|--------------|
| Lot 1018 – 16.02m x 34.10m, 550sqm           | \$399,000    | Or range between | \$          | & | \$           |
| Lot 1035 – 16m x 32m, 512sqm                 | \$389,000    | Or range between | \$          | & | \$           |
| Lot 1039 – 23.6m x 32.56m, 601sqm            | \$399,000    | Or range between | \$          | & | \$           |

Additional entries may be included or attached as required.

### Suburb unit median sale price

Median price

\$340,805

Suburb

Clyde North

Period - From

01.09.2019

To

30.09.2019

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

|                                    | <b>Address of comparable unit</b> | <b>Price</b> | <b>Date of sale</b> |
|------------------------------------|-----------------------------------|--------------|---------------------|
| Lot 1018 – 16.02m x 34.10m, 550sqm | 1. Lot 1502 Delaray Estate        | \$386,910    | Sep 2019            |
|                                    | 2. Lot 914 The New Bloom          | \$415,000    | Jul 2019            |
|                                    | 3. Lot 1204 Delaray Estate        | \$395,910    | Sep 2019            |

**Unit type or class**

E.g. One bedroom units

|                              | <b>Address of comparable unit</b> | <b>Price</b> | <b>Date of sale</b> |
|------------------------------|-----------------------------------|--------------|---------------------|
| Lot 1035 – 16m x 32m, 512sqm | 1. Lot 2013 Clydevale Estate      | \$370,000    | Sep 2019            |
|                              | 2. Lot 2508 Clydevale Estate      | \$373,500    | Aug 2019            |
|                              | 3. Lot 1012 The New Bloom         | \$399,000    | Sep 2019            |

**Unit type or class**

E.g. One bedroom units

|                                   | <b>Address of comparable unit</b> | <b>Price</b> | <b>Date of sale</b> |
|-----------------------------------|-----------------------------------|--------------|---------------------|
| Lot 1039 – 23.6m x 32.56m, 601sqm | 1. B – No Comparable Sales        | \$           |                     |
|                                   | 2. B – No Comparable Sales        | \$           |                     |
|                                   | 3. B – No Comparable Sales        | \$           |                     |

**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:

|            |
|------------|
| 23.10.2019 |
|------------|