

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.

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

Riverhills Estate : 150 Bindts 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	Or range between	Lower price	&	Higher price
Lot 107 (F: 14) – 446 m2	\$386,900		\$*		\$
Lot 108 (F: 22.28 irr) – 504 m2	\$404,000				
Lot 109 (F: 19.75 irr) – 384 m2	\$331,100				
Lot 110 (F: 22.08 irr) – 351 m2	\$327,500				
Lot 111 (F: 23.6 cnr) – 443 m2	\$377,000				
Lot 137 (F: 14) – 448 m2	\$409,400				
Lot 141 (F: 14) – 448 sq m2	\$386,000				
Lot 203 (F: 14) – 400 m2	\$358,100				
Lot 204 (F: 14) – 392 m2	\$355,400				
Lot 205, Lot 206 (F: 14) – 392 m2	\$352,700				
Lot 210, Lot 211 (F: 12.5) – 350 m2	\$322,100				
Lot 212 (F: 12.5) – 275 m2	\$261,800				

Lot 312 (F: 12.5) – 350 m2	\$380,000
Lot 301 (F: 12.5) – 275 m2	\$257,000
Lot 302, Lot 305 (F: 12.5) – 258 m2	\$235,000
Lot 303, Lot 304 (F: 12.5) - 262.5 m2	\$255,000
Lot 306 (F: 14) – 392 m2	\$350,000
Lot 307, Lot 309, Lot 311, Lot 312 (F: 12.5) – 350 m2	\$324,000
Lot 308, Lot 313, Lot 316 (F: 10.5) 294 m2	\$274,000
Lot 310 (F: 14.0) 392m2	\$350,000
Lot 314, Lot 315 (F: 8.5) – 238 m2	\$223,000
Lot 317, Lot 320 (F: 10.5) – 315 m2	\$293,000
Lot 318, Lot 319 (F: 8.5) – 255 m2	\$239,000
Lot 321, Lot 322 (F: 12.5) – 375 m2	\$337,000
Lot 323 (F: 14) - 420 m2	\$366,000
Lot 324, Lot 327 (F: 12.5) – 400m2	\$356,000
Lot 325, Lot 326 (F 8.5) – 272m2	\$254,000
Lot 328 (F: 14) – 448m2	\$383,000
Lot 330, Lot 331, Lot 333 (F: 12.5) – 400 m2	\$311,000
Lot 332 (F: 10.5) – 336 m2	\$367,000

Or range
between

\$*	&	\$

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price	\$327,000	Suburb	Wollert		
Period - From	Oct 2019	To	March 2020	Source	RPM 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 107 (F: 14) –446 m2 \$386,900	Lot 5125 (386 m2) Aurora	\$383,500	Feb-20
	Lot 343 (512 m2) Rathdowne	\$384,900	Mar-20
	Lot 638 (448 m2) Rathdowne	\$382,900	Feb-20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 108 (F: 22.28 irr) – 504 m2 \$404,000	Lot 667 (512m2) Aurora	\$412,900	Jan-20
	Lot 666 (512m2) Aurora	\$412,900	Feb-20
	Lot 715 (590m2) Rathdowne	\$406,900	Mar-20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 109 (F: 19.75 irr) – 384 m2 \$331,100	Lot 425 (402m2) Caledonia	\$334,000	Jan-20
	Lot 1111 (392m2) Amber	\$334,900	Mar-20
	Lot 808 (400m2) Amber	\$339,000	Mar-20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 110 (F: 22.08 irr) – 351 m2 \$327,500	Lot 5127 (320m2) Aurora	\$332,500	Mar-20
	Lot 4336 (308m2) Aurora	\$333,000	Mar-20
	Lot 1111 (392m2) Amber	\$334,900	Mar-20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 111 (F: 23.6 cnr) – 443 m2 \$377,000	Lot 637 (448m2) Rathdowne	\$374,900	Feb-20
	Lot 4043 (400m2) Aurora	\$380,000	Feb-20
	Lot 939 (448m2) Lyndarum North	\$380,000	Feb-20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 137 (F: 14) – 448 m2 \$409,400	Lot 667 (512m2) Aurora	\$412,900	Jan-20
	Lot 666 (512m2) Aurora	\$412,900	Feb-20
	Lot 5108 (392m2) Aurora	\$402,000	Feb-20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 141 (F: 14) – 448 sq m2 \$386,000	Lot 5125 (386 m2) Aurora	\$383,500	Feb-20
	Lot 343 (512 m2) Rathdowne	\$384,900	Mar-20
	Lot 638 (448 m2) Rathdowne	\$382,900	Feb-20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 203 (F: 14) – 400 m2 \$358,100	Lot 703 (448m2) Rathdowne	\$350,900	Feb-20
	Lot 711 (448m2) Rathdowne	\$350,900	Feb-20
	Lot 712 (448m2) Rathdowne	\$350,900	Feb-20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 204 (F: 14) – 392 m2 \$355,400	Lot 703 (448m2) Rathdowne	\$350,900	Feb-20
	Lot 711 (448m2) Rathdowne	\$350,900	Feb-20
	Lot 712 (448m2) Rathdowne	\$350,900	Feb-20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 205, Lot 206 (F: 14) – 392 m2 \$352,700	Lot 703 (448m2) Rathdowne	\$350,900	Feb-20
	Lot 711 (448m2) Rathdowne	\$350,900	Feb-20
	Lot 712 (448m2) Rathdowne	\$350,900	Feb-20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 210, Lot 211 (F: 12.5) – 350 m2 \$322,100	Lot 5127 (320m2) Aurora	\$332,500	Mar-20
	Lot 4336 (308m2) Aurora	\$333,000	Mar-20
	Lot 717 (392m2) Amber	\$320,000	Feb-20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 212 (F: 12.5) – 275 m2 \$261,800	Lot 813 (267m2) Amber	\$257,000	Feb-20
	Lot 701 (287 m2) Amber	\$260,000	Feb-20
	Lot 632 (294 m2) Rathdowne	\$269,900	Feb-20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 312 (F: 12.5) – 350 m2 \$380,000	Lot 5125 (386 m2) Aurora	\$383,500	Feb-20
	Lot 343 (512 m2) Rathdowne	\$384,900	Mar-20
	Lot 638 (448 m2) Rathdowne	\$382,900	Feb-20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 301 (F: 12.5) – 275 m2 \$257,000	Lot 813 (267m2) Amber	\$257,000	Feb-20
	Lot 701 (287 m2) Amber	\$260,000	Feb-20
	Lot 632 (294 m2) Rathdowne	\$269,900	Feb-20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 302, Lot 305 (F: 12.5) – 258 m2 \$235,000	Lot 1102 (213m2) Amber	\$226,000	Mar-20
	Lot 516 (275m2) Arramont	\$234,000	Mar-20
	Lot 837 (213m2) Amber	\$236,000	Feb-20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 303, Lot 304 (F: 12.5) - 262.5 m2 \$255,000	Lot 813 (267m2) Amber	\$257,000	Feb-20
	Lot 701 (287 m2) Amber	\$260,000	Feb-20
	Lot 632 (294 m2) Rathdowne	\$269,900	Feb-20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 306 (F: 14) – 392 m2 \$350,000	Lot 703 (448m2) Rathdowne	\$350,900	Feb-20
	Lot 711 (448m2) Rathdowne	\$350,900	Feb-20
	Lot 712 (448m2) Rathdowne	\$350,900	Feb-20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 307, Lot 309, Lot 311, Lot 312 (F: 12.5) – 350 m2 \$324,000	Lot 5127 (320m2) Aurora	\$332,500	Mar-20
	Lot 4336 (308m2) Aurora	\$333,000	Mar-20
	Lot 717 (392m2) Amber	\$320,000	Feb-20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 308, Lot 313, Lot 316 (F: 10.5) 294 m2 \$274,000	Lot 632 (294 m2) Rathdowne	\$269,900	Feb-20
	Lot 836 (263m2) Amber	\$270,000	Jan-20
	Lot 840 (263m2) Amber	\$270,000	Feb-20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 310 (F: 14.0) 392m2 \$350,000	Lot 703 (448m2) Rathdowne	\$350,900	Feb-20
	Lot 711 (448m2) Rathdowne	\$350,900	Feb-20
	Lot 712 (448m2) Rathdowne	\$350,900	Feb-20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 314, Lot 315 (F: 8.5) – 238 m2 \$223,000	Lot 1102 (213m2) Amber	\$226,000	Mar-20
	Lot 516 (275m2) Arramont	\$234,000	Mar-20
	Lot 837 (213m2) Amber	\$236,000	Feb-20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 317 (F: 10.5) – 315 m2 \$293,000	Lot 257 (350m2) Epping Views	\$290,000	Feb-20
	Lot 917 (293m2) Amber	\$293,000	Feb-20
	Lot 820 (293m2) Amber	\$294,000	Jan-20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 318, Lot 319 (F: 8.5) – 255 m2 \$239,000	Lot 1102 (213m2) Amber	\$226,000	Mar-20
	Lot 516 (275m2) Arramont	\$234,000	Mar-20
	Lot 837 (213m2) Amber	\$236,000	Feb-20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 321, Lot 322 (F: 12.5) – 375 m2 \$337,000	Lot 425 (402m2) Caledonia	\$334,000	Jan-20
	Lot 1111 (392m2) Amber	\$334,900	Mar-20
	Lot 808 (400m2) Amber	\$339,000	Mar-20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 323 (F: 14) - 420 m2 \$366,000	Lot 128 (444m2) The Patch	\$363,000	Mar-20
	Lot 639 (444m2) Rathdowne	\$363,900	Mar-20
	Lot 131 (448m2) The Patch	\$364,000	Mar-20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 324, Lot 327 (F: 12.5) – 400m2 \$356,000	Lot 703 (448m2) Rathdowne	\$350,900	Feb-20
	Lot 711 (448m2) Rathdowne	\$350,900	Feb-20
	Lot 712 (448m2) Rathdowne	\$350,900	Feb-20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 325, Lot 326 (F 8.5) – 272m2 \$254,000	Lot 813 (267m2) Amber	\$257,000	Feb-20
	Lot 701 (287 m2) Amber	\$260,000	Feb-20
	Lot 632 (294 m2) Rathdowne	\$269,900	Feb-20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 328 (F: 14) – 448m2 \$383,000	Lot 5125 (386 m2) Aurora	\$383,500	Feb-20
	Lot 343 (512 m2) Rathdowne	\$384,900	Mar-20
	Lot 638 (448 m2) Rathdowne	\$382,900	Feb-20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 330, Lot 331, Lot 333 (F: 12.5) – 400 m2 \$311,000	Lot 416 (400m2) Arramont	\$309,000	Mar-20
	Lot 666 (350m2) Amber	\$310,000	Feb-20
	Lot 408 (369m2) Epping Views	\$310,000	Mar-20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 332 (F: 10.5) – 336 m2 \$367,000	Lot 128 (444m2) The Patch	\$363,000	Mar-20
	Lot 639 (444m2) Rathdowne	\$363,900	Mar-20
	Lot 131 (448m2) The Patch	\$364,000	Mar-20

This Statement of Information was prepared on:

24.04.2020