

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 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 (F: 14) – 392 m2	\$352,700				
Lot 210 (F: 12.5) – 350 m2	\$322,100				
Lot 212 (F: 12.5) – 275 m2	\$261,800				
Lot 316 (F: 10.5) – 294 m2	\$274,000				

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 848 – Lynadrum North – 448 m2	\$385,000	Jun-20
	Lot 808 – Lynadrum North – 448 m2	\$385,000	Jun-20
	Lot 919 – Lynadrum North – 448 m2	\$385,000	Jun-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 101 Riverhills – 496 m2	\$400,000	May-20
	Lot 5171 Aurora – 395 m2	\$401,000	Jun-20
	Lot 901 Lyndarum North – 512 m2	\$410,000	Jun-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 438 Caledonia – 413 m2	\$330,400	Jun-20
	Lot 439 Caledonia – 414 m2	\$330,400	Jun-20
	Lot 440 Caledonia – 415 m2	\$330,400	Jun-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 1023 Arramont – 392 m2	\$324,000	Jun-20
	Lot 468 Rathdowne – 400 m2	\$324,900	May-20
	Lot 5136 Aurora – 304 m2	\$326,500	Jun-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 802 Amber Estate – 508 m2	\$375,000	Jun-20
	Lot 809 Lyndarum North – 440 m2	\$375,000	Jun-20
	Lot 902 Lyndarum North – 448 m2	\$380,000	Jun-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 848 – Lynadrum North – 448 m2	\$385,000	Jun-20
	Lot 808 – Lynadrum North – 448 m2	\$385,000	Jun-20
	Lot 919 – Lynadrum North – 448 m2	\$385,000	Jun-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 920 Lyndarum North – 401 m2	\$350,000	Jun-20
	Lot 708 Rathdowne – 448 m2	\$350,900	May-20
	Lot 206 Riverhills – 392 m2	\$352,700	Jun-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 920 Lyndarum North – 401 m2	\$350,000	Jun-20
	Lot 708 Rathdowne – 448 m2	\$350,900	May-20
	Lot 206 Riverhills – 392 m2	\$352,700	Jun-20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 205, (F: 14) – 392 m2 \$352,700	Lot 920 Lyndarum North – 401 m2	\$350,000	Jun-20
	Lot 708 Rathdowne – 448 m2	\$350,900	May-20
	Lot 206 Riverhills – 392 m2	\$352,700	Jun-20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 210 (F: 12.5) – 350 m2 \$322,100	Lot 1023 Arramont – 392 m2	\$324,000	Jun-20
	Lot 468 Rathdowne – 400 m2	\$324,900	May-20
	Lot 5136 Aurora – 304 m2	\$326,500	Jun-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 701 Amber Estate – 287 m2	\$260,000	Jun-20
	Lot 853 Amber Estate – 273 m2	\$260,000	Jun-20
	Lot 943 Lyndarum North – 276 m2	\$260,000	Jun-20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 316 (F: 10.5) – 294 m2 \$274,000	Lot 644 Rathdowne – 294 m2	\$269,900	Jun-20
	Lot 404 Elyssia – 308 m2	\$276,000	Jun-20
	Lot 312 Arramont – 350 m2	\$279,000	May-20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 305 (F: 12.5) – 258 m2 \$235,000	Lot 203 Wollert Rise – 313 m2	\$235,000	May-20
	Lot 204 Wollert Rise – 313 m2	\$235,000	May-20
	Lot 313 Wollert Rise – 313 m2	\$239,000	Jun-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 920 Lyndarum North – 401 m2	\$350,000	Jun-20
	Lot 708 Rathdowne – 448 m2	\$350,900	May-20
	Lot 206 Riverhills – 392 m2	\$352,700	Jun-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 1023 Arramont – 392 m2	\$324,000	Jun-20
	Lot 468 Rathdowne – 400 m2	\$324,900	May-20
	Lot 5136 Aurora – 304 m2	\$326,500	Jun-20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 308, Lot 316 (F: 10.5) 294 m2 \$274,000	Lot 644 Rathdowne – 294 m2	\$269,900	Jun-20
	Lot 404 Elyssia – 308 m2	\$276,000	Jun-20
	Lot 312 Arramont – 350 m2	\$279,000	May-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 920 Lyndarum North – 401 m2	\$350,000	Jun-20
	Lot 708 Rathdowne – 448 m2	\$350,900	May-20
	Lot 206 Riverhills – 392 m2	\$352,700	Jun-20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 317, 318 (F: 8.5) 239M2 \$223,000	Lot 314 Riverhills – 238 m2	\$223,000	May-20
	Lot 315 Riverhills – 238 m2	\$223,000	May-20
	Lot 425 Amber – 213 m2	\$224,000	Jun-20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 319 (F: 10.5) 294m2 \$274,000	Lot 644 Rathdowne – 294 m2	\$269,900	Jun-20
	Lot 404 Elyssia – 308 m2	\$276,000	Jun-20
	Lot 312 Arramont – 350 m2	\$279,000	May-20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 320, 321 (F:320) 350m2 \$324,000	Lot 1023 Arramont – 392 m2	\$324,000	Jun-20
	Lot 468 Rathdowne – 400 m2	\$324,900	May-20
	Lot 5136 Aurora – 304 m2	\$326,500	Jun-20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 322 (F:15.39) 449m2 \$376,000	Lot 802 Amber Estate – 508 m2	\$375,000	Jun-20
	Lot 809 Lyndarum North – 440 m2	\$375,000	Jun-20
	Lot 902 Lyndarum North – 448 m2	\$380,000	Jun-20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 510, 511 (F:8.5) 187 m2 \$169,000	Lot 245 Wollert Rise – 179 m2	\$160,000	May-20
	Lot 303 Wollert Rise – 182 m2	\$162,000	Jun-20
	Lot 2106 Kinbrook – 180m2	\$179,000	Apr-20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 512 (F:10.5) 231 m2 \$208,000	Lot 818 Amber Estate – 187m2	\$205,000	Jun-20
	Lot 206 Wollert Rise – 263 m2	\$215,000	May-20
	Lot 207 Wollert Rise – 263 m3	\$215,000	May-20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 513, Lot 514 (F: 12.5) 275 m2 \$245,000	Lot 234 Wollert Rise – 336m2	\$247,000	May-20
	Lot 810 Rathdowne – 303 m2	\$249,900	Jun-20
	Lot 924 Lyndarum North – 258 m2	\$250,000	Jun-20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 515 (F: 14.9) 339 m2 \$310,000	Lot 1047 Arramont – 392 m2	\$310,000	May-20
	Lot 415 Epping Views – 369 m2	\$310,000	Jun-20
	Lot 1032 Arramont – 392 m2	\$314,000	May-20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 516, Lot 517 (F: 8.5) 238 m2 \$223,000	Lot 314 Riverhills – 238 m2	\$223,000	May-20
	Lot 315 Riverhills – 238 m2	\$223,000	May-20
	Lot 425 Amber – 213 m2	\$224,000	Jun-20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 518 (F: 10.5) 294 m2 \$274,000	Lot 644 Rathdowne – 294 m2	\$269,900	Jun-20
	Lot 404 Elyssia – 308 m2	\$276,000	Jun-20
	Lot 312 Arramont – 350 m2	\$279,000	May-20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 519 (F:12.5) 350 m2 \$324,000	Lot 1023 Arramont – 392 m2	\$324,000	Jun-20
	Lot 468 Rathdowne – 400 m2	\$324,900	May-20
	Lot 5136 Aurora – 304 m2	\$326,500	Jun-20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 520 (F: 14) 392 m2 \$350,000	Lot 920 Lyndarum North – 401 m2	\$350,000	Jun-20
	Lot 708 Rathdowne – 448 m2	\$350,900	May-20
	Lot 206 Riverhills – 392 m2	\$352,700	Jun-20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 521 (F: 15.03) 434 m2 \$357,000	Lot 920 Lyndarum North – 401 m2	\$350,000	Jun-20
	Lot 708 Rathdowne – 448 m2	\$350,900	May-20
	Lot 206 Riverhills – 392 m2	\$352,700	Jun-20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 526 (F: 14) 350 m2 \$324,000	Lot 1023 Arramont – 392 m2	\$324,000	Jun-20
	Lot 468 Rathdowne – 400 m2	\$324,900	May-20
	Lot 5136 Aurora – 304 m2	\$326,500	Jun-20

This Statement of Information was prepared on:

28.08.2020