

# 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

Riverhills Estate : 150 Bindts Road, Wollert VIC 3750

### 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 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 205 (F: 14) – 392 m2	\$352,700				
Lot 305 (F: 12.5) – 258 m2	\$235,000				
Lot 306 (F: 14) – 392 m2	\$350,000				
Lot 307, Lot 309, Lot 312 (F: 12.5) – 350 m2	\$324,000				
Lot 308 (F: 10.5) 294 m2	\$274,000				

Lot 310 (F: 14.0) 392m2	\$350,000
Lot 319 (F: 10.5) 294m2	\$274,000
Lot 320, 321 (F:320) 350m2	\$324,000
Lot 322 (F:15.39) 449m2	\$376,000
Lot 520 (F: 14) 392 m2	\$350,000
Lot 521 (F: 15.03) 434 m2	\$357,000
Lot 425 (F: 22.78) 432m2	\$311,000
Lot 426 (F: 10.5) 226m2	\$208,000
Lot 427, 428, 429 (F: 8.5) 183m2	\$169,000
Lot 430 (F: 10.65) 253m2	\$237,000
Lot 431 (F: 13.65) 230m2	\$194,000
Lot 432 (F: 10.5) 194m2	\$169,000
Lot 433 (F: 14.05) 233m2	\$197,000
Lot 434 (F: 11.35) 225m2	\$212,000
Lot 435 (F: 10.5) 219m2	\$206,000
Lot 436 (F: 8.5) 196m2	\$185,000
Lot 437 (F: 8.5) 214m2	\$202,000
Lot 438 (F: 10) 377m2	\$334,000



Additional entries may be included or attached as required.

### Suburb unit median sale price

Median price  Suburb

Period - From  To  Source

## 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 Aurora – 386m2	\$383,500	Aug-20
	Lot 803 Rathdowne – 530m2	\$384,900	Sep-20
	Lot 813 Lyndarum North – 448m2	\$390,000	Aug-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 936 – Lyndarum North – 512m2	\$410,000	Sep-20
	Lot 937 – Lyndarum North – 512m2	\$410,000	Sep-20
	Lot 844 – Rathdowne – 546m2	\$414,900	Sep-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 503 – Wollert Rise – 493m2	\$330,000	Aug-20
	Lot 5127 – Aurora – 320m2	\$332,500	Aug-20
	Lot 1105 – Amber – 393m2	\$334,900	Aug-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 503 – Wollert Rise – 493m2	\$330,000	Aug-20
	Lot 5127 – Aurora – 320m2	\$332,500	Aug-20
	Lot 1105 – Amber – 393m2	\$334,900	Aug-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 905 – Rathdowne – 508m2	\$374,900	Aug-20
	Lot 908 – Rathdowne – 508m2	\$374,900	Aug-20
	Lot 840 – Rathdowne – 508m2	\$374,900	Sep-20

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 141 (F: 14) – 448 sq m2 \$386,000	Lot 5125 Aurora – 386m2	\$383,500	Aug-20
	Lot 803 Rathdowne – 530m2	\$384,900	Sep-20
	Lot 813 Lyndarum North – 448m2	\$390,000	Aug-20

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 203 (F: 14) – 400 m2 \$358,100	Lot 759 – Lyndarum North – 448m2	\$357,000	Sep-20
	Lot 747 - Lyndarum North –521m2	\$358,000	Sep-20
	Lot 711 – Arramont – 448m2	\$359,000	Sep-20

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 205, (F: 14) – 392 m2 \$352,700	Lot 759 – Lyndarum North – 448m2	\$357,000	Sep-20
	Lot 747 - Lyndarum North –521m2	\$358,000	Sep-20
	Lot 711 – Arramont – 448m2	\$359,000	Sep-20

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 305 (F: 12.5) – 258 m2 \$235,000	Lot 1110 – Arramont – 238m2	\$232,000	Sep-20
	Lot 514 – Riverhills– 275m2	\$235,000	Aug-20
	Lot 513 – Riverhills– 275m2	\$235,000	Sep-20

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 306 (F: 14) – 392 m2 \$350,000	Lot 759 – Lyndarum North – 448m2	\$357,000	Sep-20
	Lot 747 - Lyndarum North –521m2	\$358,000	Sep-20
	Lot 711 – Arramont – 448m2	\$359,000	Sep-20

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 307, Lot 309, Lot 311, Lot 312 (F: 12.5) – 350 m2 \$324,000	Lot 529 – Riverhills – 350m2	\$324,000	Sep-20
	Lot 123 – Wollert Rise – 448m2	\$324,000	Aug-20
	Lot 119 – Wollert Rise – 461m2	\$324,000	Aug-20

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 308 (F: 10.5) 294 m2 \$274,000	Lot 502 – Wollert Rise – 395m2	\$267,000	Aug-20
	Lot 244 – Stonefields – 313m2	\$275,000	Sep-20
	Lot 214 – Stonefields – 370m2	\$275,000	Sep-20

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 310 (F: 14.0) 392m2 \$350,000	Lot 759 – Lyndarum North – 448m2	\$357,000	Sep-20
	Lot 747 - Lyndarum North –521m2	\$358,000	Sep-20
	Lot 711 – Arramont – 448m2	\$359,000	Sep-20

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 319 (F: 10.5) 294m2 \$274,000	Lot 502 – Wollert Rise – 395m2	\$267,000	Aug-20
	Lot 244 – Stonefields – 313m2	\$275,000	Sep-20
	Lot 214 – Stonefields – 370m2	\$275,000	Sep-20

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 320, 321 (F:320) 350m2 \$324,000	Lot 529 – Riverhills – 350m2	\$324,000	Sep-20
	Lot 123 – Wollert Rise – 448m2	\$324,000	Aug-20
	Lot 119 – Wollert Rise – 461m2	\$324,000	Aug-20

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 322 (F:15.39) 449m2 \$376,000	Lot 905 – Rathdowne – 508m2	\$374,900	Aug-20
	Lot 908 – Rathdowne – 508m2	\$374,900	Aug-20
	Lot 840 – Rathdowne – 508m2	\$374,900	Sep-20

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 520 (F: 14) 392 m2 \$350,000	Lot 759 – Lyndarum North – 448m2	\$357,000	Sep-20
	Lot 747 - Lyndarum North –521m2	\$358,000	Sep-20
	Lot 711 – Arramont – 448m2	\$359,000	Sep-20

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 521 (F: 15.03) 434 m2 \$357,000	Lot 759 – Lyndarum North – 448m2	\$357,000	Sep-20
	Lot 747 - Lyndarum North –521m2	\$358,000	Sep-20
	Lot 711 – Arramont – 448m2	\$359,000	Sep-20

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 425 (F: 22.78) 432m2 \$311,000	Lot 1016 – Arramont – 392m2	\$310,000	Aug-20
	Lot 116 – Wollert Rise – 465m2	\$314,000	Aug-20
	Lot 118 – Wollert Rise – 446m2	\$314,000	Aug-20

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 426 (F: 10.5) 226m2 \$208,000	Lot 317 – Riverhills – 238m2	\$208,000	Sep-20
	Lot 819 – Amber – 187m2	\$210,000	Aug-20
	Lot 516 – Riverhills – 238m2	\$213,000	Aug-20

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 427, 428, 429 (F: 8.5) 183m2 \$169,000	Lot 530 – Kinbrook – 192m2	\$165,000	Sep-20
	Lot 511 – Riverhills – 187m2	\$169,000	Aug-20
	Lot 10144 – Katalia – 231m2	\$179,000	Sep-20

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 430 (F: 10.65) 253m2 \$237,000	Lot 1110 – Arramont – 238m2	\$232,000	Sep-20
	Lot 514 – Riverhills– 275m2	\$235,000	Aug-20
	Lot 513 – Riverhills– 275m2	\$235,000	Sep-20

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 431 (F: 13.65) 230m2 \$194,000	Lot 241 – Stonefields – 241m2	\$195,000	Sep-20
	Lot 2006 – Kinbrook – 221m2	\$194,000	Sep-20
	Lot 2007 – Kinbrook – 221m2	\$194,000	Sep-20

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 432 (F: 10.5) 194m2 \$169,000	Lot 530 – Kinbrook – 192m2	\$165,000	Sep-20
	Lot 511 – Riverhills – 187m2	\$169,000	Aug-20
	Lot 10144 – Katalia – 231m2	\$179,000	Sep-20

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 433 (F: 14.05) 233m2 \$197,000	Lot 2007 – Kinbrook – 221m2	\$194,000	Sep-20
	Lot 241 – Stonefields – 241m2	\$195,000	Sep-20
	Lot 317 – Riverhills – 317m2	\$208,000	Sep-20

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 434 (F: 11.35) 225m2 \$212,000	Lot 317 – Riverhills – 238m2	\$208,000	Sep-20
	Lot 819 – Amber – 187m2	\$210,000	Aug-20
	Lot 516 – Riverhills – 238m2	\$213,000	Aug-20

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 435 (F: 10.5) 219m2 \$206,000	Lot 317 – Riverhills – 238m2	\$208,000	Sep-20
	Lot 819 – Amber – 187m2	\$210,000	Aug-20
	Lot 516 – Riverhills – 238m2	\$213,000	Aug-20

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 436 (F: 8.5) 196m2 \$185,000	Lot 10145 – Katalia - 231m2	\$179,000	Sep-20
	Lot 10146 – Katalia - 231m2	\$179,000	Sep-20
	Lot 538 – Katalia - 247m2	\$182,000	Aug-20

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 437 (F: 8.5) 214m2 \$202,000	Lot 2007 – Kinbrook – 221m2	\$194,000	Sep-20
	Lot 241 – Stonefields – 241m2	\$195,000	Sep-20
	Lot 317 – Riverhills – 317m2	\$208,000	Sep-20

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 438 (F: 10) 377m2 \$334,000	Lot 503 – Wollert Rise – 493m2	\$330,000	Aug-20
	Lot 5127 – Aurora – 320m2	\$332,500	Aug-20
	Lot 1105 – Amber – 393m2	\$334,900	Aug-20

This Statement of Information was prepared on:

15.10.2020