

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 334, 261m2, 16 x 16m	\$237,000		\$*		\$
Lot 335, 480m2, 16 x 30m	\$399,000				
Lot 336, 480m2, 16 x 30m	\$399,000				
Lot 337, 375m2, 12.5 x 30m	\$340,000				
Lot 338, 457m2, 15.38 x 30m	\$380,000				
Lot 346, 263m2, 10.5 x 25m	\$254,000				
Lot 347, 333m2, 13.5 x 25m	\$303,000				
Lot 348, 187m2, 8.5 x 22m	\$194,000				
Lot 349, 187m2, 8.5 x 22m	\$194,000				
Lot 350, 231m2, 10.5 x 22m	\$229,000				
Lot 351, 426m2, IRR x 22m	\$339,000				
Lot 329, 396m2, 12.4 x 32m	\$356,000				

Lot 339, Lot 340 400sqm, 12.5 x 32m	\$359,000
Lot 341, 437sqm, 11.8 x 26m	\$352,000
Lot 342, Lot 343, 221sqm, 8.5 x 26m	\$224,000
Lot 344, 333sqm, 13.5 x 25m	\$306,000
Lot 345, 263sqm, 10.5 x 25m	\$257,000

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

Unit type or class	Address of comparable unit	Price	Date of sale
Lot 334, 261m2, 16 x 16m \$237,000	Lot 430, 253m2, Riverhills Estate	\$237,000	Dec-20
	Lot 1208, 238m2, Arramont Esatet	\$239,000	Nov-20
	Lot 1210, 345m2, Arramont Esatet	\$239,000	Dec-20

Unit type or class

E.g. One bedroom units

Unit type or class	Address of comparable unit	Price	Date of sale
Lot 335, 480m2, 16 x 30m \$399,000	Lot 133, 420m2, Eden Gardens	\$392,500	Nov-20
	Lot 1120, 528m2, Rathdowne	\$394,900	Dec-20
	Lot 847, 490m2, Lyndarum North	\$395,000	Nov-20

Unit type or class

E.g. One bedroom units

Unit type or class	Address of comparable unit	Price	Date of sale
Lot 336, 480m2, 16 x 30m \$399,000	Lot 133, 420m2, Eden Gardens	\$392,500	Nov-20
	Lot 1120, 528m2, Rathdowne	\$394,900	Dec-20
	Lot 847, 490m2, Lyndarum North	\$395,000	Nov-20

Unit type or class

E.g. One bedroom units

Unit type or class	Address of comparable unit	Price	Date of sale
Lot 337, 375m2, 12.5 x 30m \$340,000	Lot 1114, 400m2, Rathdowne	\$339,900	Dec-20
	Lot 1115, 400m2, Rathdowne	\$339,900	Dec-20
	Lor 203, 400m2, Riverhills	\$343,100	Nov-20

Unit type or class

E.g. One bedroom units

Unit type or class	Address of comparable unit	Price	Date of sale
Lot 338, 457m2, 15.38 x 30m \$380,000	Lot 4043, 400m2, Aurora	\$380,000	Dec-20
	Lot 4111, 400m2, Aurora	\$381,500	Nov-20
	Lot 4420, 421m2, Aurora	\$382,500	Dec-20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 346, 263m2, 10.5 x 25m \$254,000	Lot 1024, 308m2, Lyndarum North	\$252,000	Dec-20
	Lot 610, 294m2, Wollert Rise	\$255,000	Dec-20
	Lot 603, 313m2, Wollert Rise	\$256,000	Dec-20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 347, 333m2, 13.5 x 25m \$303,000	Lot 111, 326m2, Acacia Village	\$302,000	Nov-20
	Lot 1233, 350m2, Arramont	\$302,000	Dec-20
	Lot 312, 350m2, Riverhills	\$304,000	Nov-20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 348, 187m2, 8.5 x 22m \$194,000	Lot 431, 230m2, Riverhills	\$194,000	Dec-20
	Lot 433, 233m2, Riverhills	\$197,000	Dec-20
	Lot 4252, 168m2, Aurora	\$197,320	Nov-20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 349, 187m2, 8.5 x 22m \$194,000	Lot 431, 230m2, Riverhills	\$194,000	Dec-20
	Lot 433, 233m2, Riverhills	\$197,000	Dec-20
	Lot 4252, 168m2, Aurora	\$197,320	Nov-20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 350, 231m2, 10.5 x 22m \$229,000	Lot 111, 326m2, Acacia Village	\$302,000	Nov-20
	Lot 1233, 350m2, Arramont	\$302,000	Dec-20
	Lot 312, 350m2, Riverhills	\$304,000	Nov-20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 351, 426m2, IRR x 22m \$339,000	Lot 1114, 400m2, Rathdowne	\$339,900	Dec-20
	Lot 1115, 400m2, Rathdowne	\$339,900	Dec-20
	Lor 203, 400m2, Riverhills	\$343,100	Nov-20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 329, 396m ² , 12.4 x 32m \$356,000	Lot 407 – 462sqm, Platform Estate	\$355,000	Dec-20
	Lot 1149 – 519sqm, Olivine	\$356,000	Nov-20
	Lot 1232 – 431sqm - Arramont	\$356,000	Nov-20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 339, Lot 340 400sqm, 12.5 x 32m \$359,000	Lot 407 – 462sqm, Platform Estate	\$355,000	Dec-20
	Lot 1149 – 519sqm, Olivine	\$356,000	Nov-20
	Lot 1232 – 431sqm - Arramont	\$356,000	Nov-20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 341, 437sqm, 11.8 x 26m \$352,000	Lot 407 – 462sqm, Platform Estate	\$355,000	Dec-20
	Lot 1149 – 519sqm, Olivine	\$356,000	Nov-20
	Lot 1232 – 431sqm - Arramont	\$356,000	Nov-20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 342, Lot 343, 221sqm, 8.5 x 26m \$224,000	Lot 1110 – 224sqm - Amber	\$223,045	Nov-20
	Lot 10221 – 275sqm - Katalia	\$225,000	Nov-20
	Lot 10237 – 297sqm - Katalia	\$225,000	Nov-20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 344, 333sqm, 13.5 x 25m \$306,000	Lot 111, 326m ² , Acacia Village	\$302,000	Nov-20
	Lot 1233, 350m ² , Arramont	\$302,000	Dec-20
	Lot 312, 350m ² , Riverhills	\$304,000	Nov-20

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 345, 263sqm, 10.5 x 25m \$257,000	Lot 1024, 308m2, Lyndarum North	\$252,000	Dec-20
	Lot 610, 294m2, Wollert Rise	\$255,000	Dec-20
	Lot 603, 313m2, Wollert Rise	\$256,000	Dec-20

This Statement of Information was prepared on:

15.02.2021