

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

Orchard Estate, Corner Leakes Rd & Heartlands Blvd, Tarneit VIC 3029

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		Lower price		Higher price
Lot 1230 (350m ²)	\$296,000	Or range between			
Lot 1226 (400m ²)	\$ 325,000				
Lot 1232 (294m ²)	\$ 264,000	Or range between	\$*	&	\$
Lot 1233 (350m ²)	\$ 298,000	Or range between	\$*	&	\$
Lot 1247, 1248 (450m ²)	\$ 344,000	Or range between	\$*	&	\$
Lot 1249 (504m ²)	\$ 370,000	Or range between			
		Or range between		&	
		Or range between		&	

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price	\$310,250	Suburb	Tarneit
Period - From	Oct 2020	To	Mar 2021
Source	RPM Research Team		

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 1230 (350m2) \$296,000	Lot 1114, Newhaven, Tarneit (350m2)	\$325,000	Mar 21
	Lot 1240, Orchard, Tarneit (350m2)	\$278,500	Mar 21
	Lot 962, Marigold, Tarneit (350m2)	\$324,500	Mar 21

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 1226 \$325,000	Lot 3204, Emerald Park, Tarneit (400m2)	\$320,000	Jan 2021
	Lot 3042, Emerald Park, Tarneit (400m2)	\$320,000	Jan 2021
	Lot 608, Grand Central, Tarneit (400m2)	\$317,000	Jan 2021

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 1233 (350m2) \$298,000	Lot 160, Marigold, Tarneit (306m2)	\$292,000	Jan 2021
	Lot 632, Grand Central, Tarneit (350m2)	\$294,000	Jan 2021
	Lot 6008, The Grove, Tarneit (350m2)	\$298,000	Jan 2021

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 1249 (504m2) \$370,000	Lot 1902, Creekstone, Tarneit (448m2)	\$363,000	Mar 21
	Lot 1345, Emerald Park, Tarneit (448m2)	\$370,000	Feb 21
	Lot 936, Grand Central, Tarneit (448m2)	\$372,000	Mar 21

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 1232 (294m2) \$ 264,000	Lot 1220, Verdant Hill (294m2)	\$263,000	Feb-21
	Lot 2127 Riverdale Village (274m2)	\$266,000	Mar-21
	Lot 133 Alamora (303m2)	\$269,900	Feb-21

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 1247, 1248 (450m2) \$ 344,000	Lot 1112 Newhaven (392m2)	\$344,000	Mar-21
	Lot 3122 Emerald Park (3122m2)	\$345,000	Feb-21
	Lot 3133 Emerald Park (3133m2)	\$345,000	Feb-21

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:

28.5.21