

# Statement of Information

## Multiple residential properties located outside 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 agent's 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 outside 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 as 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/address](http://services.land.vic.gov.au/landchannel/content/address) Search before being entered in this Statement of Information.

### Unit offered for sale

Address  
Including suburb or locality  
and postcode

260 & 270 Boundary Road, Mt Duned, VIC 3217

### 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		Lower price	Higher price
Lot 222 (290m2)	\$280,000	Or range between		
Lot 223 (179m2)	\$210,000	Or range between		
Lot 224 (220m2)	\$245,000	Or range between		
Lot 237, 238 (400m2)	\$340,000	Or range between		
Lot 239 (448m2)	\$360,000	Or range between		
Lot 240 (512m2)	\$390,000	Or range between		

### Suburb unit median sale price

Median price

\$270,000

Suburb

Mount Duned

Period - From

Dec 2020

To

May 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 222 (290m2)	Lot 707, Armstrong Waters, Armstrong Creek (282m2)	\$265,000	May 21
	Lot 1023, Anchoridge, Armstrong Creek (294m2)	\$267,000	May 21
	Lot 10543, Warralily Promenade, Armstrong Creek (294m2)	\$268,000	May 21

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 223 (179m2)	Lot 935, Anchoridge, Armstrong Creek (179m2)	\$198,000	Apr 21
	Lot 1103, Anchoridge, Armstrong Creek (187m2)	\$191,500	May 21
	Lot 647, Glenlee, Charlemont (189m2)	\$189,500	May 21

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 224 (220m2)	Lot 937, Anchoridge, Armstrong Creek (221m2)	\$228,000	Apr 21
	Lot 633, Armstrong Waters, Armstrong Creek (228m2)	\$230,000	Apr 21
	Lot 617, Armstrong Waters, Armstrong Creek (228m2)	\$230,000	May 21

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 237, 238 (400m2)	Lot 1001, Anchoridge, Armstrong Creek (400m2)	\$320,000	May 21
	Lot 307, Kingston, Ocean Grove (400m2)	\$338,900	Apr 21
	Lot 1111, Seaside Estate, St Leonards ((400m2)	\$310,000	Apr 21

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 239 (448m2)	Lot 1042, Anchoridge, Armstrong Creek (448m2)	\$335,000	May 21
	Lot 3228, Fyansford, Fyansford (448m2)	\$396,000	Apr 21
	Lot 304, Kingston, Ocean Grove (448m2)	\$349,900	Apr 21

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 240 (512m2)	Lot 1039, Anchoridge, Armstrong Creek (512m2)	\$358,000	Apr 21
	Lot 3212, Fyansford, Fyansford (512m2)	\$422,000	May 21
	Lot 306, Kingston, Ocean Grove (512m2)	\$374,900	Apr 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:

29.06.21