# Statement of InformationMultiple residential properties located in the Melbourne metropolitan area

**Section 47AF of the *Estate Agents Act 1980***

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| **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/land channel/content/address Search before being entered in this Statement of Information. |

## Unit offered for sale

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| --- | --- |
| 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 1302, 1322, 1323, 1326, 1327, 1303 (235m2 – 247m2)  |  | Or range between | $199,000 | & | $208,000 |
| Lot 1311, 1312 (272m2) | $237,000 |  |  |  |  |
| Lot 1301 (306m2) | $246,000 | Or range between |  | & |  |
| Lot 1310, 1321, 1324, 1325 (345m2 – 359m2) |  | Or range between | $281,000 | & | $304,000 |
| Lot 1320 (384m2) | $280,000 | Or range between |  | & |  |
| Lot 1041 (328m2) | $276,000 |  |  |  |  |
| Lot 1035 (400m2) | $330,000 |  |  |  |  |

Additional entries may be included or attached as required.

## Suburb unit median sale price

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| --- | --- | --- | --- |
| Median price | $320,000 | Suburb |  Tarneit |
| 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 1302, 1322, 1323, 1326, 1327, 1303 (235m2 – 247m2) $199,000 - $208,000 | Lot 2108 (213m2) Creekstone, Tarneit | $217,500 | May-21 |
| Lot 1235 (252m2) Verdant Hill, Tarneit | $211,000 | Mar-21 |
| Lot 131 (263m2) Parkview, Tarneit | $220,000 | May-21 |

| **Unit type or class** E.g. One bedroom units | **Address of comparable unit**  | **Price** | **Date of sale** |
| --- | --- | --- | --- |
| Lot 1311, 1312 (272m2) $237,000 | Lot 1215 (272m2) Orchard, Tarneit | $241,000 | Apr-21 |
| Lot 1138 (273m2) Orchard, Tarneit | $244,000 | Mar-21 |
| Lot 2002 (279m2) Habitat, Tarneit | $247,000 | Mar-21 |

| **Unit type or class** E.g. One bedroom units | **Address of comparable unit**  | **Price** | **Date of sale** |
| --- | --- | --- | --- |
| Lot 1301 (306m2) $246,000 | Lot 1158 (292m2) Verdant Hill, Tarneit | $249,000 | Mar-21 |
| Lot 1231 (294m2) Orchard, Tarneit | $262,000 | May-21 |
| Lot 210 (312m2) Parkview, Tarneit | $270,000 | Apr-21 |

| **Unit type or class** E.g. One bedroom units | **Address of comparable unit**  | **Price** | **Date of sale** |
| --- | --- | --- | --- |
| Lot 1310, 1321, 1324, 1325 (345m2 – 359m2)$281,000 - $304,000 | Lot 6204 (348m2) The Grove, Tarneit | $284,500 | Mar-21 |
| Lot 66 (348m2) Western Gardenia, Tarneit | $295,500 | Mar-21 |
| Lot 6253 (349m2) The Grove, Tarneit | $284,500 | Mar-21 |

| **Unit type or class** E.g. One bedroom units | **Address of comparable unit**  | **Price** | **Date of sale** |
| --- | --- | --- | --- |
| Lot 1320 (384m2)$280,000 | Lot 137 (375m2) Grand Central, Tarneit | $292,000 | Mar-21 |
| Lot 6221 (381m2) The Grove, Tarneit | $297,000 | Apr-21 |
| Lot 1326 (392m2) Verdant Hill, Tarneit | $308,000 | Mar-21 |

| **Unit type or class** E.g. One bedroom units | **Address of comparable unit**  | **Price** | **Date of sale** |
| --- | --- | --- | --- |
| Lot 1041 (328m2) | Lot 17823, Manor Lakes, Manor Lakes (329m2) | $268,900 | Jun-21 |
| Lot 227, Parklane Gardens, Wyndham Vale (331m2) | $289,900 | Jun-21 |
| Lot 209, Parkview, Tarneit (333m2) | $283,000 | May-21 |

| **Unit type or class** E.g. One bedroom units | **Address of comparable unit**  | **Price** | **Date of sale** |
| --- | --- | --- | --- |
| Lot 1035 (400m2) | Lot 2031, Creekstone, Tarneit (400m2) | $352,000 | Jun-21 |
| Lot 910, Grand Central, Tarneit (400m2) | $341,000 | Jun-21 |
| Lot 1226, Orchard, Tarneit (400m2) | $325,000 | Jun-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.

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| This Statement of Information was prepared on:  | 27.07.2021 |