

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Sections 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

YORKDALE ESTATE

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
426m2 – 500m2 (reg. urban)	\$*	Or range between \$120000	& \$126000
501m2 – 590m2 (lrg urban)	\$*	Or range between \$127000	& \$138000
591m2 – 701m2 (very lrg urban)	\$*	Or range between \$139000	& \$150000
Lifestyle acre lots (~4000m2)	\$*	Or range between \$295000	& \$305000
	\$*	Or range between \$*	& \$

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
400m2 – 500m2	1 Lot 509 Yorkdale Estate	\$115000	10 Oct 2017
	2 Lot 511 Yorkdale Estate	\$115000	25 July 2017
	3 Lot 547 Yorkdale Estate	\$114000	4 July 2017

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
501m2 – 590m2	1 Lot 549 Yorkdale Estate	\$133000	25 Jan 2018
	2 Lot 500 Yorkdale Estate	\$126000	18 Jan 2018
	3 Lot 547 Yorkdale Estate	\$129000	1 Jan 2018

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
591m2 – 701m2	1 Lot 365 Yorkdale Estate	\$145000	11 Jan 2018
	2 Lot 200 Yorkdale Estate	\$150000	16 Jan 2018
	3 Lot 535 Yorkdale Estate	\$133000	11 Oct 2017

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lifestyle acre lots; same as 591m2 – 701m2 (largest lots at Yorkdale Estate).	1	\$	
	2	\$	
	3	\$	

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

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.