

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/address Search before being entered in this Statement of Information.

Unit offered for sale

Address
Including suburb and
postcode

1145 Donnybrook Road, Donnybrook VIC 3064

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 222 Adelaide Circuit Donnybrook – 500m2 (cnr x 28)	\$336,500	Or range between	\$*	&	\$
Lot 413 Ironside St Donnybrook – 552 m2 (20.02 x 32)	\$354,900	Or range between	\$*	&	\$
Lot 428 Ironside St Donnybrook – 448 m2 (14 x 32)	\$318,000	Or range between	\$*		\$
Lot 520 Feathertop Cres Donnybrook – 580 m2 (27.72 x 28)	\$358,500	Or range between	\$*		\$
Lot 628 Feathertop Cres Donnybrook – 437 m2 (13.65 x 32)	\$311,900	Or range between	\$*		\$
Lot 611 & Lot 612 Wycheproof St Donnybrook – 448 m2 (14 x 32)	\$318,000	Or range between	\$*		\$
Lot 703, Satinwood Cres, Donnybrook – 363 m2 (14.5 x 25)	\$258,900	Or range between	\$*		\$
Lot 729, Read Mews, Donnybrook – 400 m2 (16 x 25)	\$267,000	Or range between	\$*		\$

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price	\$ 298,000	Suburb	Donnybrook
Period - From	Nov 2019	To	April 2020
		Source	RPM Research Division

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 Adelaide Circuit Donnybrook – 500m2 (cnr x 28))	Lot 258 – 448sqm – Stonefields Estate	\$336,000	Apr-20
	Lot 1024 – 573sqm – Olivine Estate	\$337,000	Mar-20
	Lot 808 – 400sqm – Amber Estate	\$339,000	Mar-20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 413 Ironside St Donnybrook – 552 m2 (20.02 x 32)	Lot 1046 – 512sqm – Olivine Estate	\$355,000	Feb-20
	Lot 251 – 677sqm – Olivine Estate	\$357,000	Mar-20
	Lot 702 – 508sqm – Rathdowne Estate	\$359,900	Feb-20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 428 Ironside St Donnybrook – 448 m2 (14 x 32)	Lot 848 – 325sqm – Amber Estate	\$317,000	Feb-20
	Lot 214 – 448sqm – Wollert Rise	\$319,000	Apr-20
	Lot 221 - 448sqm – Wollert Rise	\$319,000	Apr-20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 520 Feathertop Cres Donnybrook – 580 m2 (27.72 x 28)	Lot 1046 – 512sqm – Olivine Estate	\$355,000	Feb-20
	Lot 251 – 677sqm – Olivine Estate	\$357,000	Mar-20
	Lot 702 – 508sqm – Rathdowne Estate	\$359,900	Feb-20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 628 Feathertop Cres Donnybrook – 437 m2 (13.65 x 32)	Lot 666 – 350sqm – Amber Estate	\$310,000	Feb-20
	Lot 408 – 369sqm – Epping Views Estate	\$310,000	Mar-20
	Lot 148 – 378sqm – The Patch Estate	\$312,000	Apr-20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 611 & Lot 612 Wycheproof St Donnybrook – 448 m2 (14 x 32)	Lot 848 – 325sqm – Amber Estate	\$317,000	Feb-20
	Lot 214 – 448sqm – Wollert Rise Estate	\$319,000	Apr-20
	Lot 221 - 448sqm – Wollert Rise Estate	\$319,000	Apr-20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 703, Satinwood Cres, Donnybrook – 363 m2 (14.5 x 25)	Lot 1539 – 447sqm – Katandra Rise Estate	\$255,000	Apr-20
	Lot 813 – 267sqm – Amber Estate	\$257,000	Feb-20
	Lot 605 – 294sq - Donnybrae Estate	\$260,000	Feb-20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 729, Read Mews, Donnybrook – 400 m2 (16 x 25)	Lot 718 – 396sqm – Peppercorn Hill Estate	\$265,900	Feb-20
	Lot 1107 – 422sqm – Olivine Estate	\$275,000	Apr-20
	Lot 231 – 392sqm – Olivine Estate	\$277,000	Mar-20

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:

20/05/2020