

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 Search before being entered in this Statement of Information.

Unit offered for sale

Address
Including suburb or locality
and postcode

315 Boardwalk Boulevard, POINT COOK, VIC, 3030

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 126, 137, 138, 139 (400m ² – 407m ²)		or range between	\$489,000		\$499,000
Lot 127, 128, 129, 130, 136 (310m ² – 313m ²)	\$445,000	or range between			
Lot 131, 132, 133, 134 (350m ² – 352m ²)		or range between	\$459,000		\$469,000
Lot 135 (263m ²)	\$410,000				
Lot 140 (491m ²)	\$547,000				
Lot 141 (227m ²)	\$368,000				
Lot 142, 143 (152m ²)	\$349,000				

Additional entries may be included or attached as required.

Unit median sale price

Median price

Suburb or locality

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 18 months, and located within five kilometres of the unit for sale.

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 126, 137, 138, 139 (400m2 – 407m2) \$489,000 - \$499,000	B		
	B		
	B		

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 127, 128, 129, 130, 136 (310m2 – 313m2)	B		
	B		
	B		

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 131, 132, 133, 134 (350m2 – 352m2)	B		
	B		
	B		

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 135 (263m2)	B		
	B		
	B		

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 140 (491m2)	B		
	B		
	B		

Unit type or class

E.g. One bedroom units

Address of comparable unit**Price****Date of sale**

Lot 141 (227m2)	B		
	B		
	B		

Unit type or class

E.g. One bedroom units

Address of comparable unit**Price****Date of sale**

Lot 142, 143 (152m2)	B		
	B		
	B		

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within five kilometres of the unit for sale in the last 18 months.

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Statement of Information**Multiple residential properties located outside the Melbourne metropolitan area****Section 47AF of the *Estate Agents Act 1980***

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Indicative selling price

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Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
Lot 241, 242 (152m2)	\$322,000	or range between			
Lot 240 (203m2)	\$353,000	or range between			
Lot 263 (263m2)	\$410,000	or range between			
Lot 201, 211, 212, 213, 214, 215, 227, 205 (313m2 – 336m2)			\$445,000		\$454,000
Lot 216, 217, 202, 225, 270 (350m2 – 375m2)			\$469,000		\$484,000
Lot 203, 204, 206, 269 (400m2 – 420m2)			\$499,000		\$511,000
Lot 267, 230, 231, 232, 233 (441m2 – 448m2)			\$529,000		\$559,000
Lot 234, 207, 268 (487m2 – 519m2)			\$552,000		\$599,000

Additional entries may be included or attached as required.

Unit median sale price

Median price Suburb or locality

Period - From To Source

Comparable property sales (*Delete A or B below as applicable)

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Unit type or class

E.g. One bedroom units

Unit type or class	Address of comparable unit	Price	Date of sale
Lot 241, 242 (152m2) \$322,000	B		
	B		
	B		

Unit type or class

E.g. One bedroom units

Unit type or class	Address of comparable unit	Price	Date of sale
Lot 240 (203m2) \$353,000	B		
	B		
	B		

Unit type or class

E.g. One bedroom units

Unit type or class	Address of comparable unit	Price	Date of sale
Lot 263 (263m2) \$410,000	B		
	B		
	B		

Unit type or class

E.g. One bedroom units

Unit type or class	Address of comparable unit	Price	Date of sale
Lot 201, 211, 212, 213, 214, 215, 227, 205 (313m2 – 336m2) \$445,000 - \$454,000	B		
	B		
	B		

Unit type or class

E.g. One bedroom units

Unit type or class	Address of comparable unit	Price	Date of sale
Lot 216, 217, 202, 225, 270 (350m2 – 375m2) \$469,000 - \$484,000	B		
	B		
	B		

Unit type or class

E.g. One bedroom units

Address of comparable unit**Price****Date of sale**

Lot 203, 204, 206, 269 (400m2 – 420m2) \$499,000 - \$511,000	B		
	B		
	B		

Unit type or class

E.g. One bedroom units

Address of comparable unit**Price****Date of sale**

Lot 267, 230, 231, 232, 233 (441m2 – 448m2) \$529,000 - \$559,000	B		
	B		
	B		

Unit type or class

E.g. One bedroom units

Address of comparable unit**Price****Date of sale**

Lot 234, 207, 268 (487m2 – 519m2) \$552,000- \$599,000	B		
	B		
	B		

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within five kilometres of the unit for sale in the last 18 months.

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Statement of Information**Multiple residential properties located outside the Melbourne metropolitan area****Section 47AF of the Estate Agents Act 1980**

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Unit offered for sale

Address
Including suburb or locality
and postcode

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 218, 229, 246, 271, 272, 273, 274 (315m2 - 352m2)		or range between	\$443,000	\$489,000
Lot 219, 220, 228, 248 (313m2)	\$447,000	or range between		&
Lot 235, 236, 237, 238, 239, 251, 252, 253, 254, 255, 275 (420m2 – 487m2)			\$516,000	& \$557,000
Lot 243, 244, 262, 263 (152m2)	\$322,000			
Lot 245, 261 (203m2)	\$353,000			
Lot 247 (263m2)	\$412,000			

Additional entries may be included or attached as required.

Unit median sale price

Median price Suburb or locality
 Period - From To Source

Comparable property sales (*Delete A or B below as applicable)

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Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
Lot 218, 229, 246, 271, 272, 273, 274 (315m2 - 352m2) \$443,000 - \$489,000			

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 219, 220, 228, 248 (313m2) \$447,000			

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 235, 236, 237, 238, 239, 251, 252, 253, 254, 255, 275 (420m2 – 487m2) \$516,000 - \$557,000			

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 243, 244, 262, 263 (152m2) \$322,000	B		
	B		
	B		

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 245, 261 (203m2) \$353,000	B		
	B		
	B		

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 247 (263m2) \$412,000	B		
	B		
	B		

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within five kilometres of the unit for sale in the last 18 months.

This Statement of Information was prepared on: 17. 08. 2021

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Unit offered for sale

Address
Including suburb and
postcode

315 Boardwalk Blvd, Point Cook 3030

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 221, 222, 223, 249, 250 (313m2-350m2)	\$*	Or range between	\$*447,000	&	\$476,000
Lot 277, 278, 279, 280 (375m2-420m2)	\$*	Or range between	\$*494,000	&	\$531,000
Lot 256, 257, 258, 259 (448m2)	\$*569,000	Or range between	\$*	&	\$
	\$*	Or range between	\$*	&	\$

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price

\$499,000

Suburb

Point Cook

Period - From

Jan 21

To

June 21

Source

RPM Research Department

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 221, 222, 223, 249, 250 (313m2-350m2)	1 Lot 131, (350m2), Boardwalk, Point Cook	\$469,000	July 21
	2 Lot 132, (350m2), Boardwalk, Point Cook	\$ 469,000	July 21
	3 Lot 202, (352m2), Boardwalk, Point Cook	\$459,000	July 21

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 277, 278, 279, 280 (375m2-420m2)	1 Lot 126, (407m2), Boardwalk, Point Cook	\$489,000	July 21
	2 Lot 138, (400m2), Boardwalk, Point Cook	\$499,000	July 21
	3 Lot 139, (400m2), Boardwalk, Point Cook	\$499,000	July 21

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 256, 257, 258, 259 (448m2)	1 Lot 230, (448m2), Boardwalk, Point Cook	\$ 529,000	July 21
	2 Lot 231, (448m2), Boardwalk, Point Cook	\$ 529,000	July 21
	3 Lot 232, (448m2), Boardwalk, Point Cook	\$529,000	July 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:

13/09/21