

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/addressSearch before being entered in this Statement of Information.

Unit offered for sale

Address
Including suburb and
postcode

5 Manzeene Ave, Lara VIC 3212

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
576m2 Lot 840	\$*320,000	Or range between	\$*	&	\$
645m2 – 612m2 Lot 839, 853, 854	\$*	Or range between	\$*320,000	&	\$324,000
504m2 – 512m2 Lot 841, 842, 857, 406, 860	\$*	Or range between	\$*283,000	&	\$315,000
475m2 – 476m2 Lot 417, 865	\$*	Or range between	\$*299,000	&	\$267,000
450m2 – 475m2 Lot 844, 846, 847, 850, 417	\$	Or range between	\$*272,000	&	\$299,000

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price

\$272,000

Suburb

Lara, VIC3212

Period - From

March 2019

To

August 2019

Source

RPM Research

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 840 16m x 36m (576m2)	Lot 187 – Austin Estate (553m2)	\$305,000	August 2019
	Lot 855 – Manzeene Estate (576m2)	\$308,000	May 2019
	Lot 858 – Manzeene Estate (576m2)	\$308,000	June 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 839 16m x 36m (645m2) - Corner	Lot 1140 – Manzeene Estate (589m2)	\$265,000	April 2019
	Lot 854 – Manzeene Estate (612m2)	\$320,000	June 2019
	Lot 1122 – Manzeene Estate (754m2)	\$373,00	April 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 853 16.98m x 36m (611m2)	Lot 1140 – Manzeene Estate (589m2)	\$265,000	April 2019
	Lot 854 – Manzeene Estate (612m2)	\$320,000	June 2019
	Lot 1122 – Manzeene Estate (754m2)	\$373,00	April 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 854 17m x 36m (612m2)	Lot 1140 – Manzeene Estate (589m2)	\$265,000	April 2019
	Lot 854 – Manzeene Estate (612m2)	\$320,000	June 2019
	Lot 1122 – Manzeene Estate (754m2)	\$373,00	April 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 841, 842, 857 14m x 36 (504m2)	Lot 852 – Manzeene Estate (504m2)	\$283,000	August 2019
	Lot 856 – Manzeene Estate (504m2)	\$283,000	June 2019
	Lot 409 – Manzeene Estate (505m2)	\$306,000	June 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 406, 860 16m x 32m (512m ²)	Lot 207 – Austin Estate (509ms)	\$299,000	August 2019
	Lot 863 – Manzeene Estate (512m ²)	\$287,000	May 2019
	Lot 421 – Manzeene Estate (512m ²)	\$315,000	June 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 417 16m x 27m (475m ²)	Lot 413 – Manzeene Estate (480m ²)	\$275,000	August 2019
	Lot 412 – Manzeene Estate (480m ²)	\$303,000	June 2019
	Lot 416 – Manzeene Estate (480m ²)	\$303,000	June 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 865 15m x 29m (476m ²)	Lot 413 – Manzeene Estate (480m ²)	\$275,000	August 2019
	Lot 412 – Manzeene Estate (480m ²)	\$303,000	June 2019
	Lot 416 – Manzeene Estate (480m ²)	\$303,000	June 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 844, 846 847, 850 12.5m x 36m (450m ²)	Lot 413 – Manzeene Estate (480m ²)	\$275,000	August 2019
	Lot 412 – Manzeene Estate (480m ²)	\$303,000	June 2019
	Lot 416 – Manzeene Estate (480m ²)	\$303,000	June 2019

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:

19th September 2019