

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 Avenue, Lara 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
392m2 – 421m2 Lot 1238, 1205, 1206, 1241, 1210, 1211, 1256, 819		Or range between	\$252,000	\$256,000
450m2 – 476m2 Lot 844, 850, 1231, 1204, 1203, 1212, 1214, 1207		Or range between	\$272,000	\$275,000
442m2 – 454m2 Lot 1255, 1230, 417		Or range between	\$278,000	\$282,500

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price

\$298,225

Suburb

Lara, VIC 3212

Period - From

Feb 2020

To

Feb 2020

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
392m2 – 421m2 Lot 1238, 1205, 1206, 1241, 1210, 1211, 1256, 819	Lot 303 – Coridale Estate (392m2)	\$257,900	Feb 20
	Lot 1251 – Manzeene Village (416m2)	\$260,000	Jan 20
	Lot 324 – Coridale Estate (392m2)	\$257,900	Feb 20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
450m2 – 476m2 Lot 844, 850, 1231, 1204, 1203, 1212, 1214, 1207	Lot 192 – Austin Estate (450m2)	\$273,000	Feb 20
	Lot 901 – Lara Centra (469m2)	\$295,000	Jan 20
	Lot 845 -Manzeene Village (450m2)	\$268,000	Jan 20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
442m2 – 454m2 Lot 1255, 1230, 417	Lot 1215 – Manzeene Village (448m2)	\$268,000	Feb 20
	Lot 1217 – Manzeene Village (448m2)	\$268,000	Feb 20
	Lot 1218 – Manzeene Village (444m2)	\$255,000	Feb 20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
294m2 – Lot 1201	Lot 1231 – Manzeene Village (294m2)	\$215,000	Feb 20
	Lot 1249 – Manzeene Village (294m2)	\$215,000	Feb 20
	Lot 1260 – Manzeene Village (313m2)	\$221,000	Feb 20

This Statement of Information was prepared on:

27th March 2020

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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
540m2 – Lot 1208	\$298,000	Or range between	\$*	&	\$
501m2 – Lot 614	\$263,000	Or range between	\$*	&	\$
589m2 – Lot 1228	\$316,000	Or range between	\$*	&	\$
665m2 – Lot 1261	\$322,000	Or range between	\$*	&	\$
573m2 – Lot 1223	\$326,000	Or range between	\$*	&	\$
750m2 – Lot 1201	\$350,000	Or range between	\$*	&	\$
367m2 – Lot 1229	\$245,000	Or range between	\$*	&	\$

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price

\$298,225

Suburb

Lara, VIC 3212

Period - From To Source

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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