

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.

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Unit offered for sale

Address
Including suburb and postcode
Thornhill Park - Wiltshire Boulevard and, Mount Cottrell Rd, Thornhill Park VIC 3335

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
Lots 113, 117, 118, (200m2 to 250m2)	\$	Or range between	\$181,000		\$187,000
Lots 105, 106,120,133,134 (250m2 to 300m2)	\$	Or range between	\$199,000		\$215,000
Lot 103,104,107,108,124 (400m2 to 450m2)	\$	Or range between	\$323,000		\$339,000
Lot 101, 102(450m2 to 500m2)	\$325,000	Or range between			
Lot 119 (500m2 to 550m2)	\$337,000	Or range between	\$		\$

Additional entries may be included or attached as required.

Suburb land median sale price

Median price \$284,410

Suburb Rockbank

Period - From 01-07-19

To 31-07-19

Source RPM Internal 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
Lots 113, 117, 118, (200m2 to 250m2)	lot 1416 Thornhill Park, Thornhill Park	\$179,000	August 2019
	lot 204 Thornhill Park, Thornhill Park	\$191,000	August 2019
	lot 130 Thornhill Park, Thornhill Park	\$188,000	July 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lots 105, 106,120,133,134 (250m2 to 300m2)	lot 204 Thornhill Park, Thornhill Park	\$191,000	August 2019
	lot 101 Thornhill Park, Thornhill Park	\$191,000	July 2019
	lot 113 Thornhill Park, Thornhill Park	\$193,000	July 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 103,104,107,108,124 (400m2 to 450m2)	lot 1854 Thornhill Park, Thornhill Park	\$318,000	July 2019
	lot 1003 Thornhill Park, Thornhill Park	\$319,000	August 2019
	lot 114 Thornhill Park, Thornhill Park	\$320,000	August 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 101, 102(450m2 to 500m2)	lot 1854 Thornhill Park, Thornhill Park	\$318,000	July 2019
	lot 1003 Thornhill Park, Thornhill Park	\$319,000	August 2019
	lot 114 Thornhill Park, Thornhill Park	\$320,000	August 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 119 (500m2 to 550m2)	lot 1854 Thornhill Park, Thornhill Park	\$318,000	July 2019
	lot 1003 Thornhill Park, Thornhill Park	\$319,000	August 2019
	lot 114 Thornhill Park, Thornhill Park	\$320,000	August 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:

24-09-19

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

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Unit offered for sale

Address
Including suburb and
postcode

Thornhill Park - Wiltshire Boulevard and, Mount Cottrell Rd, Thornhill Park VIC 3335

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
Lots 208 (150m2 to 200m2)	\$159,000	Or range between	\$	&	\$
Lots 206, 210,211,212,213,231,232,233,237 (200m2 to 250m2)	\$	Or range between	\$181,000	&	\$187,000
Lots 229, 236 (250m2 to 300m2)	\$	Or range between	\$199,000	&	\$215,000
Lot 214,215,216,217,218,219,220,223,224, 225,226,227,228 (300m2 to 350m2)	\$	Or range between	\$247,000	&	\$259,000
Lot 235 (350m2 to 400m2)	\$	Or range between	\$283,000	&	\$299,000
Lot 201, 202,203, 204(400m2 to 450m2)	\$	Or range between	\$323,000	&	\$339,000
Lot 205(450m2 to 500m2)	\$325,000	Or range between		&	
Lot 221 (500m2 to 550m2)	\$337,000	Or range between	\$	&	\$

Additional entries may be included or attached as required.

Suburb land median sale price

Median price	\$284,410	Suburb	Rockbank
Period - From	01-07-19	To	31-07-19
Source	RPM Internal 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
1 B		
2 B		
3 B		

Unit type or class

E.g. One bedroom units

Address of comparable unit	Price	Date of sale
lot 1416 Thornhill Park, Thornhill Park	\$179,000	August 2019
lot 204 Thornhill Park, Thornhill Park	\$191,000	August 2019
lot 130 Thornhill Park, Thornhill Park	\$188,000	July 2019

Unit type or class

E.g. One bedroom units

Address of comparable unit	Price	Date of sale
lot 1416 Thornhill Park, Thornhill Park	\$179,000	August 2019
lot 204 Thornhill Park, Thornhill Park	\$191,000	August 2019
lot 130 Thornhill Park, Thornhill Park	\$188,000	July 2019

Unit type or class

E.g. One bedroom units

Address of comparable unit	Price	Date of sale
Lot 928 Bridgefield, Rockbank	\$240,500	August 2019
Lot 8126 Bridgefield, Rockbank	\$251,500	July 2019
Lot 925 Bridgefield, Rockbank	\$246,500	August 2019

Unit type or class

E.g. One bedroom units

Address of comparable unit	Price	Date of sale
Lot 841 Accolade, Rockbank	\$275,000	July 2019
Lot 830 Accolade, Rockbank	\$295,000	July 2019
Lot 736 Accolade, Rockbank	\$302,000	July 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 201, 202,203, 204(400m2 to 450m2)	lot 1854 Thornhill Park, Thornhill Park	\$318,000	July 2019
	lot 1003 Thornhill Park, Thornhill Park	\$319,000	August 2019
	lot 114 Thornhill Park, Thornhill Park	\$320,000	August 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 205(450m2 to 500m2)	lot 1854 Thornhill Park, Thornhill Park	\$318,000	July 2019
	lot 1003 Thornhill Park, Thornhill Park	\$319,000	August 2019
	lot 114 Thornhill Park, Thornhill Park	\$320,000	August 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 221 (500m2 to 550m2)	lot 1854 Thornhill Park, Thornhill Park	\$318,000	July 2019
	lot 1003 Thornhill Park, Thornhill Park	\$319,000	August 2019
	lot 114 Thornhill Park, Thornhill Park	\$320,000	August 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.

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24-09-19

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

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Unit offered for sale

Address
Including suburb and
postcode

Thornhill Park - Wiltshire Boulevard and, Mount Cottrell Rd, Thornhill Park VIC 3335

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 26103, 2334, 2336, 2445 (350m2 to 400m2)	\$	Or range between	\$267,000		\$283,000
Lot 2524, 2548, 2348, 2322, 2162 (400m2 to 450m2)	\$	Or range between	\$273,000		\$317,000
Lot 2464, 2465 (450m2 to 500m2)	\$332,000	Or range between	\$		\$
Lot 2333, 2408 (500m2 to 550m2)	\$344,000	Or range between	\$		\$
Lot 2649 (550m2 to 600m2)	\$371,000		\$		\$

Additional entries may be included or attached as required.

Suburb land median sale price

Median price \$284,410 Suburb Rockbank

Period - From 01-07-19 To 31-07-19 Source RPM Internal 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 26103, 2334, 2336, 2445 (350m2 to 400m2)	Lot 841 Accolade, Rockbank	\$275,000	July 2019
	Lot 8126 Bridgefield, Rockbank	\$251,500	July 2019
	Lot 830 Accolade, Rockbank	\$295,000	July 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 2524, 2548, 2348, 2322, 2162 (400m2 to 450m2)	Lot 841 Accolade, Rockbank	\$275,000	July 2019
	Lot 830 Accolade, Rockbank	\$295,000	July 2019
	Lot 736 Accolade, Rockbank	\$302,000	July 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 2464, 2465 (450m2 to 500m2)	lot 1854 Thornhill Park, Thornhill Park	\$318,000	July 2019
	lot 1003 Thornhill Park, Thornhill Park	\$319,000	August 2019
	lot 114 Thornhill Park, Thornhill Park	\$320,000	August 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 2333, 2408 (500m2 to 550m2)	lot 1854 Thornhill Park, Thornhill Park	\$318,000	July 2019
	lot 1003 Thornhill Park, Thornhill Park	\$319,000	August 2019
	lot 114 Thornhill Park, Thornhill Park	\$320,000	August 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 2649 (550m2 to 600m2)	Lot 576 Hillgrove, Rockbank	\$365,000	June 2019
	Lot 596 Hillgrove, Rockbank	\$377,000	July 2019
	Lot 596 Hillgrove, Rockbank	\$366,000	July 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:

17-09-19

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

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Unit offered for sale

Address
Including suburb and
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Thornhill Park - Wiltshire Boulevard and, Mount Cottrell Rd, Thornhill Park VIC 3335

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
Lots 1849 (150m2 to 200m2)	\$159,000	Or range between	\$	&	\$
Lots 1848, 1851 (200m2 to 250m2)	\$	Or range between	\$181,000	&	\$187,000
Lot 1831, 1832(350m2 to 400m2)	\$	Or range between	\$283,000	&	\$299,000
Lot 1856, 1857, 1861 (400m2 to 450m2)	\$	Or range between	\$323,000	&	\$339,000
Lot 1852, 1858 (450m2 to 500m2)	\$325,000	Or range between		&	

Additional entries may be included or attached as required.

Suburb land median sale price

Median price \$284,410 Suburb Rockbank

Period - From 01-07-19 To 31-07-19 Source RPM Internal Research

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
Lots 1849 (150m2 to 200m2)	1 B		
	2 B		
	3 B		

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lots 1848, 1851 (200m2 to 250m2)	lot 1416 Thornhill Park, Thornhill Park	\$179,000	August 2019
	lot 204 Thornhill Park, Thornhill Park	\$191,000	August 2019
	lot 130 Thornhill Park, Thornhill Park	\$188,000	July 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 1831, 1832(350m2 to 400m2)	lot 1854 Thornhill Park, Thornhill Park	\$318,000	July 2019
	lot 1003 Thornhill Park, Thornhill Park	\$319,000	August 2019
	lot 114 Thornhill Park, Thornhill Park	\$320,000	August 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 1856, 1857, 1861 (400m2 to 450m2)	lot 1854 Thornhill Park, Thornhill Park	\$318,000	July 2019
	lot 1003 Thornhill Park, Thornhill Park	\$319,000	August 2019
	lot 114 Thornhill Park, Thornhill Park	\$320,000	August 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 1852, 1858 (450m2 to 500m2)	lot 1854 Thornhill Park, Thornhill Park	\$318,000	July 2019
	lot 1003 Thornhill Park, Thornhill Park	\$319,000	August 2019
	lot 114 Thornhill Park, Thornhill Park	\$320,000	August 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.

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24-09-19

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

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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 2721 (400m2 to 450m2)	\$404,000	Or range between	\$		\$
Lot 2720 (500m2 to 550m2)	\$358,000	Or range between	\$		\$
Lot 2702, 2704, 2705 (550m2 to 600m2)	\$	Or range between	\$381,000		\$398,000
Lot 2701 2707, 2713, 2792 (600m2 to 650m2)	\$	Or range between	\$392,000		\$395,000
Lot 2706 (650m2 to 700m2)	\$420,000	Or range between	\$		\$

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Suburb land median sale price

Median price \$284,410

Suburb Rockbank

Period - From 01-07-19

To 31-07-19

Source RPM Internal Research

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Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 2721 (400m2 to 450m2)	1 B		
	2 B		
	3 B		

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 2720 (500m2 to 550m2)	lot 1854 Thornhill Park, Thornhill Park	\$318,000	July 2019
	lot 1003 Thornhill Park, Thornhill Park	\$319,000	August 2019
	lot 114 Thornhill Park, Thornhill Park	\$320,000	August 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 2702, 2704, 2705 (550m2 to 600m2)	Lot 576 Hillgrove, Rockbank	\$365,000	June 2019
	Lot 596 Hillgrove, Rockbank	\$377,000	July 2019
	Lot 596 Hillgrove, Rockbank	\$366,000	July 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 2701 2707, 2713, 2792 (600m2 to 650m2)	Lot 576 Hillgrove, Rockbank	\$365,000	June 2019
	Lot 596 Hillgrove, Rockbank	\$377,000	July 2019
	Lot 596 Hillgrove, Rockbank	\$366,000	July 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 2706 (650m2 to 700m2)	1 B		
	2 B		
	3 B		

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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 2920 (350m2 to 400m2)	\$275,000	Or range between	\$	&	\$
Lot 2918, 2919, 2932 (400m2 to 450m2)	\$	Or range between	\$307,000	&	\$323,000
Lot 2909, 2910, 2927 2958 (450m2 to 500m2)	\$	Or range between	\$327,000	&	\$335,000
Lot 2914 (500m2 to 550m2)	\$350,000	Or range between	\$	&	\$
Lot 2917, 2940 (550m2 to 600m2)	\$	Or range between	\$366,000	&	\$368,000

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Suburb land median sale price

Median price \$284,410 Suburb Rockbank

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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 2920 (350m2 to 400m2)	Lot 841 Accolade, Rockbank	\$275,000	July 2019
	Lot 830 Accolade, Rockbank	\$295,000	July 2019
	Lot 736 Accolade, Rockbank	\$302,000	July 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 2918, 2919, 2932 (400m2 to 450m2)	Lot 619 Accolade, Rockbank	\$310,000	August 2019
	Lot 948 Bridgefield, Rockbank	\$305,000	August 2019
	Lot 939 Bridgefield, Rockbank	\$307,000	August 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 2909, 2910, 2927 2958 (450m2 to 500m2)	lot 1854 Thornhill Park, Thornhill Park	\$318,000	July 2019
	lot 1003 Thornhill Park, Thornhill Park	\$319,000	August 2019
	lot 114 Thornhill Park, Thornhill Park	\$320,000	August 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 2914 (500m2 to 550m2)	lot 1854 Thornhill Park, Thornhill Park	\$318,000	July 2019
	lot 1003 Thornhill Park, Thornhill Park	\$319,000	August 2019
	lot 114 Thornhill Park, Thornhill Park	\$320,000	August 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 2917, 2940 (550m2 to 600m2)	Lot 576 Hillgrove, Rockbank	\$365,000	June 2019
	Lot 596 Hillgrove, Rockbank	\$377,000	July 2019
	Lot 596 Hillgrove, Rockbank	\$366,000	July 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:

24-09-19

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

Thornhill Park - Wiltshire Boulevard and, Mount Cottrell Rd, Thornhill Park VIC 3335

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
Lots 3002,3031, 3033 (250m2 to 300m2)	\$	Or range between	\$195,000		\$222,000
Lot 3018,3021, 3043 (450m2 to 500m2)	\$	Or range between	\$314,000		\$339,000
Lot 3019,3020 (500m2 to 550m2)	\$	Or range between	\$356,000		\$363,000

Additional entries may be included or attached as required.

Suburb land median sale price

Median price \$284,410 Suburb Rockbank

Period - From 01-07-19 To 31-07-19 Source RPM Internal 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
Lots 3002,3031, 3033 (250m2 to 300m2)	Lot 917 Bridgefield, Rockbank	\$208,000	August 2019
	Lot 950 Bridgefield, Rockbank	\$213,000	August 2019
	Lot 952 Bridgefield, Rockbank	\$213,000	August 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 3018,3021, 3043 (450m2 to 500m2)	Lot 619 Accolade, Rockbank	\$310,000	August 2019
	Lot 948 Bridgefield, Rockbank	\$305,000	August 2019
	Lot 939 Bridgefield, Rockbank	\$307,000	August 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 3019,3020 (500m2 to 550m2)	Lot 576 Hillgrove, Rockbank	\$365,000	June 2019
	Lot 596 Hillgrove, Rockbank	\$377,000	July 2019
	Lot 596 Hillgrove, Rockbank	\$366,000	July 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:

24-09-19

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

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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
Thornhill Park - Wiltshire Boulevard and, Mount Cottrell Rd, Thornhill Park VIC 3335

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 3122, 3140 (400m2 to 450m2)	\$	Or range between	\$326,000		\$329,000
Lot 3101, 3138, 3139 (500m2 to 550m2)	\$	Or range between	\$357,000		\$362,000
Lot 3109 (550m2 to 600m2)	\$379,000	Or range between	\$		\$
Lot 3108 (600m2 to 650m2)	\$389,000	Or range between	\$		\$

Additional entries may be included or attached as required.

Suburb land median sale price

Median price \$284,410 Suburb Rockbank

Period - From 01-07-19 To 31-07-19 Source RPM Internal 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 3122, 3140 (400m2 to 450m2)	lot 1854 Thornhill Park, Thornhill Park	\$318,000	July 2019
	lot 1003 Thornhill Park, Thornhill Park	\$319,000	August 2019
	lot 114 Thornhill Park, Thornhill Park	\$320,000	August 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 3101, 3138, 3139 (500m2 to 550m2)	Lot 576 Hillgrove, Rockbank	\$365,000	June 2019
	Lot 596 Hillgrove, Rockbank	\$377,000	July 2019
	Lot 596 Hillgrove, Rockbank	\$366,000	July 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 3109 (550m2 to 600m2)	Lot 576 Hillgrove, Rockbank	\$365,000	June 2019
	Lot 596 Hillgrove, Rockbank	\$377,000	July 2019
	Lot 596 Hillgrove, Rockbank	\$366,000	July 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 3108 (600m2 to 650m2)	Lot 576 Hillgrove, Rockbank	\$365,000	June 2019
	Lot 596 Hillgrove, Rockbank	\$377,000	July 2019
	Lot 596 Hillgrove, Rockbank	\$366,000	July 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.

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