

# 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.

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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](http://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 1531 (14 x 34) 476m2	\$315,000	Or range between	\$		\$
Lot 1537 (17.72 x 28.44) 516m2	\$330,000	Or range between	\$		\$
Lot 1538 (15.51 X 31.05) 481m2	\$317,500	Or range between	\$		\$
Lot 1540 (14x36) 494m2	\$325,000	Or range between	\$		\$

Additional entries may be included or attached as required.

### Suburb land median sale price

Median price

\$282,500

Suburb

Rockbank

Period - From

Nov 19

To

Apr 20

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

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 1538 (15.51 x 31.05) 481m <sup>2</sup>	Lot 1265 Bridgefield, Rockbank	\$332,000	March 2020
	Lot 1257 Bridgefield, Rockbank	\$325,000	April 2020
	Lot 1123 Bridgefield, Rockbank	\$330,000	April 2020

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 1531 (14 x 34) 476m <sup>2</sup>	Lot 1265 Bridgefield, Rockbank	\$332,000	March 2020
	Lot 1257 Bridgefield, Rockbank	\$325,000	April 2020
	Lot 1123 Bridgefield, Rockbank	\$330,000	April 2020

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 1537 (17.72 x 28.44) 516m <sup>2</sup>	Lot 1265 Bridgefield, Rockbank	\$332,000	March 2020
	Lot 1257 Bridgefield, Rockbank	\$325,000	April 2020
	Lot 1123 Bridgefield, Rockbank	\$330,000	April 2020

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 1540 (14x36) 494m <sup>2</sup>	Lot 1265 Bridgefield, Rockbank	\$332,000	March 2020
	Lot 1257 Bridgefield, Rockbank	\$325,000	April 2020
	Lot 1123 Bridgefield, Rockbank	\$330,000	April 2020

**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:

02.06.20

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## Multiple residential properties located in the Melbourne metropolitan area

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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](http://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 1636,1639 (14x34) 476m2	\$315,000	Or range between	\$		\$
Lot 1643 (12.5 x 25) 324m2	\$240,000	Or range between	\$		\$
Lot 1658 (14 x 37.02) 493m2	\$340,000	Or range between	\$		\$
Lot 1622 (14 x 28.42) 445m2	\$319,000				
Lot 1623 (14 x 30) 441m2	\$315,000				

Additional entries may be included or attached as required.

### Suburb land median sale price

Median price \$282,500 Suburb Rockbank

Period - From Nov 19 To Apr 20 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

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 1622 (14 x 28.42) 445m <sup>2</sup>	Lot 1265 Bridgefield, Rockbank	\$332,000	March 2020
	Lot 1257 Bridgefield, Rockbank	\$325,000	April 2020
	Lot 1123 Bridgefield, Rockbank	\$330,000	April 2020

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 1623 (14 x 30) 441m <sup>2</sup>	Lot 1265 Bridgefield, Rockbank	\$332,000	March 2020
	Lot 1257 Bridgefield, Rockbank	\$325,000	April 2020
	Lot 1123 Bridgefield, Rockbank	\$330,000	April 2020

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 1636, 1639 (14x34) 476m <sup>2</sup>	Lot 1265 Bridgefield, Rockbank	\$332,000	March 2020
	Lot 1257 Bridgefield, Rockbank	\$325,000	April 2020
	Lot 1123 Bridgefield, Rockbank	\$330,000	April 2020

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 1643 (12.5 x 25) 324m <sup>2</sup>	Lot 1033 Bridgefield, Rockbank	\$224,000	April 2020
	Lot 1034 Bridgefield, Rockbank	\$224,000	April 2020
	Lot 1035 Bridgefield, Rockbank	\$224,000	April 2020

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 1658 (14 x 37.02) 493m <sup>2</sup>	Lot 1265 Bridgefield, Rockbank	\$332,000	March 2020
	Lot 1257 Bridgefield, Rockbank	\$325,000	April 2020
	Lot 1123 Bridgefield, Rockbank	\$330,000	April 2020

**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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## 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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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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 1701 (12.5 x 32) 400m2	\$287,500	Or range between	\$		\$
Lot 1718 (8.5x30) 255m2	\$200,000	Or range between	\$		\$
Lot 1733 (14 x 32) 448m2	\$310,000				
Lot 1745 (16 x 28) 448m2	\$320,000	Or range between	\$		\$
Lot 1747 (12.5 x 28) 350m2	\$262,500				
Lot 1763 (15 x 34) 506m2	\$338,000	Or range between	\$		\$
Lot 1765, 1770 (14 x 34) 476m2	\$325,000				

Additional entries may be included or attached as required.

### Suburb land median sale price

Median price	\$282,500	Suburb	Rockbank
Period - From	Nov 19	To	Apr 20
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 1733 (14 x 32) 448m2	Lot 1148 Bridgefield, Rockbank	\$304,500	April 2020
	Lot 11101 Bridgefield, Rockbank	\$317,000	April 2020
	Lot 1257 Bridgefield, Rockbank	\$325,000	April 2020

**Unit type or class**

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 1747 (12.5 x 28) 350m2	Lot 1036 Bridgefield, Rockbank	\$240,500	April 2020
	Lot 1102 Bridgefield, Rockbank	\$254,000	April 2020
	Lot 11101 Bridgefield, Rockbank	\$252,000	April 2020

**Unit type or class**

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 1765, 1770 (14 x 34) 476m2	Lot 1265 Bridgefield, Rockbank	\$332,000	March 2020
	Lot 1257 Bridgefield, Rockbank	\$325,000	April 2020
	Lot 1123 Bridgefield, Rockbank	\$330,000	April 2020

**Unit type or class**

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 1701 (12.5 x 32) 400m2	Lot 1036 Bridgefield, Rockbank	\$240,500	April 2020
	Lot 1102 Bridgefield, Rockbank	\$254,000	April 2020
	Lot 11101 Bridgefield, Rockbank	\$252,000	April 2020

**Unit type or class**

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 1718 (8.5x30) 255m2	Lot 1033 Bridgefield, Rockbank	\$224,000	April 2020
	Lot 1034 Bridgefield, Rockbank	\$224,000	April 2020
	Lot 1035 Bridgefield, Rockbank	\$224,000	April 2020

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 1745 (16 x 28) 448m2	Lot 1265 Bridgefield, Rockbank	\$332,000	March 2020
	Lot 1257 Bridgefield, Rockbank	\$325,000	April 2020
	Lot 1123 Bridgefield, Rockbank	\$330,000	April 2020

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 1763 (15 x 34) 506m2	Lot 1265 Bridgefield, Rockbank	\$332,000	March 2020
	Lot 1257 Bridgefield, Rockbank	\$325,000	April 2020
	Lot 1123 Bridgefield, Rockbank	\$330,000	April 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
Lot 1802 (15 x 34) 555m2	\$345,000	Or range between	\$	&	\$
Lot 1828 (15 x 29) 475m2	\$308,000	Or range between	\$	&	\$
Lot 1837 (15 x 25) 460m2	\$318,000	Or range between	\$	&	\$299,000
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, 1830 (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		&	
Lot 1811 (12.5 x 28)	\$262,500	Or range between		&	

Additional entries may be included or attached as required.



## Suburb land median sale price

Median price	\$282,500	Suburb	Rockbank
Period - From	Nov 19	To	Apr 20
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
Lot 1802 (15 x 34) 555m2	Lot 1221 Bridgefield, Rockbank	\$356,000	April 2020
	Lot 510 Hillgrove, Rockbank	\$355,000	March 2020
	Lot 526 Hillgrove, Rockbank	\$355,000	April 2020

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 1828 (15 x 29) 475m2	Lot 1102 Bridgefield, Rockbank	\$254,000	April 2020
	Lot 1148 Bridgefield, Rockbank	\$304,500	April 2020
	Lot 11101 Bridgefield, Rockbank	\$317,000	April 2020

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 1837 (15 x 25) 460m2	Lot 1102 Bridgefield, Rockbank	\$254,000	April 2020
	Lot 1148 Bridgefield, Rockbank	\$304,500	April 2020
	Lot 11101 Bridgefield, Rockbank	\$317,000	April 2020

### 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)	1 Lot 232 The Mayflower, Thornhill Park	\$187,000	March 2020
	2 B		
	3 B		

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 1831, 1832, 1830 (350m2 to 400m2)	Lot 1102 Bridgefield, Rockbank	\$254,000	April 2020
	Lot 1148 Bridgefield, Rockbank	\$304,500	April 2020
	Lot 11101 Bridgefield, Rockbank	\$317,000	April 2020

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 1856, 1857, 1861 (400m2 to 450m2)	Lot 1265 Bridgefield, Rockbank	\$332,000	March 2020
	Lot 1257 Bridgefield, Rockbank	\$325,000	April 2020
	Lot 1123 Bridgefield, Rockbank	\$330,000	April 2020

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 1852, 1858 (450m2 to 500m2)	Lot 1265 Bridgefield, Rockbank	\$332,000	March 2020
	Lot 1257 Bridgefield, Rockbank	\$325,000	April 2020
	Lot 1123 Bridgefield, Rockbank	\$330,000	April 2020

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 1811 (12.5 x 28)	Lot 1221 Bridgefield, Rockbank	\$356,000	April 2020
	Lot 510 Hillgrove, Rockbank	\$355,000	March 2020
	Lot 526 Hillgrove, Rockbank	\$355,000	April 2020

**OR**

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Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
Lot 2158 (15 x 27.5) 491m2	\$323,000	Or range between	\$		\$
Lot 2145 (14 x 35) 497m2	\$329,000	Or range between	\$		\$
Lot 2138 (16 x 32) 512m2	\$335,000	Or range between	\$		\$
Lot 2140 (Irreg x 29) 621m2	\$368,000	Or range between	\$		\$
Lot 2107 (14 x28) 392m2	\$285,000	Or range between	\$		\$
Lot 2113 (16.5 x 32) 524m2	\$333,000	Or range between	\$		\$
Lot 2142 (18 x 32) 572m2	\$343,000	Or range between	\$		\$

Additional entries may be included or attached as required.

### Suburb land median sale price

Median price \$282,500

Suburb Rockbank

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

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 2158 (15 x 27.5) 491m2	Lot 1265 Bridgefield, Rockbank	\$332,000	March 2020
	Lot 1257 Bridgefield, Rockbank	\$325,000	April 2020
	Lot 1123 Bridgefield, Rockbank	\$330,000	April 2020

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 2145 (14 x 35) 497m2	Lot 1265 Bridgefield, Rockbank	\$332,000	March 2020
	Lot 1257 Bridgefield, Rockbank	\$325,000	April 2020
	Lot 1123 Bridgefield, Rockbank	\$330,000	April 2020

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 2138 (16 x 32) 512m2	Lot 1265 Bridgefield, Rockbank	\$332,000	March 2020
	Lot 1257 Bridgefield, Rockbank	\$325,000	April 2020
	Lot 1123 Bridgefield, Rockbank	\$330,000	April 2020

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 2140 (Irreg x 29) 621m2	Lot 1221 Bridgefield, Rockbank	\$356,000	April 2020
	Lot 510 Hillgrove, Rockbank	\$355,000	March 2020
	Lot 526 Hillgrove, Rockbank	\$355,000	April 2020

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 2107 (14 x28) 392m2	Lot 1036 Bridgefield, Rockbank	\$240,500	April 2020
	Lot 1102 Bridgefield, Rockbank	\$254,000	April 2020
	Lot 11101 Bridgefield, Rockbank	\$252,000	April 2020

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 2113 (16.5 x 32) 524m2	Lot 1265 Bridgefield, Rockbank	\$332,000	March 2020
	Lot 1257 Bridgefield, Rockbank	\$325,000	April 2020
	Lot 1123 Bridgefield, Rockbank	\$330,000	April 2020

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 2142 (18 x 32) 572m2	Lot 1265 Bridgefield, Rockbank	\$332,000	March 2020
	Lot 1257 Bridgefield, Rockbank	\$325,000	April 2020
	Lot 1123 Bridgefield, Rockbank	\$330,000	April 2020

**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:

02.06.20

# 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](http://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.

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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](http://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 2209 (12.5 x 25) 313m2	\$245,000	Or range between	\$	&	\$
Lot 2254 (12.5 x 28) 350m2	\$262,000	Or range between	\$	&	\$
Lot 2262 (8.8 x 28) 325m2	\$216,000	Or range between	\$	&	\$
Lot 2259 (14.5 x 28) 350m2	\$290,000	Or range between	\$	&	\$
Lot 2248 (14 x 32.06) 449m2	\$310,000	Or range between	\$	&	\$
Lot 2239 (12.05 x 32.06) 401m2	\$287,500	Or range between	\$	&	\$
Lot 2252 (16.10 x 28) 446m2	\$300,000	Or range between	\$	&	\$
Lot 2261 (15.13 x 28.12) 388m2	\$280,000	Or range between	\$	&	\$

Additional entries may be included or attached as required.

### Suburb land median sale price

Median price	\$282,500	Suburb	Rockbank
Period - From	Nov 19	To	Apr 20
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 2209 (12.5 x 25) 313m2	Lot 1221 Bridgefield, Rockbank	\$356,000	April 2020
	Lot 510 Hillgrove, Rockbank	\$355,000	March 2020
	Lot 526 Hillgrove, Rockbank	\$355,000	April 2020

#### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 2254 (12.5 x 28) 350m2	Lot 1221 Bridgefield, Rockbank	\$356,000	April 2020
	Lot 510 Hillgrove, Rockbank	\$355,000	March 2020
	Lot 526 Hillgrove, Rockbank	\$355,000	April 2020

#### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 2262 (8.8 x 28) 325m2	Lot 1033 Bridgefield, Rockbank	\$224,000	April 2020
	Lot 1034 Bridgefield, Rockbank	\$224,000	April 2020
	Lot 1035 Bridgefield, Rockbank	\$224,000	April 2020

#### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 2259 (14.5 x 28) 350m2	Lot 1148 Bridgefield, Rockbank	\$304,500	April 2020
	Lot 11101 Bridgefield, Rockbank	\$317,000	April 2020
	Lot 1257 Bridgefield, Rockbank	\$325,000	April 2020

#### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 2248 (14 x 32.06) 449m2	Lot 1148 Bridgefield, Rockbank	\$304,500	April 2020
	Lot 11101 Bridgefield, Rockbank	\$317,000	April 2020
	Lot 1257 Bridgefield, Rockbank	\$325,000	April 2020

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 2239 (12.05 x 32.06) 401m <sup>2</sup>	Lot 1148 Bridgefield, Rockbank	\$304,500	April 2020
	Lot 1102 Bridgefield, Rockbank	\$254,000	April 2020
	Lot 11101 Bridgefield, Rockbank	\$252,000	April 2020

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 2252 (16.10 x 28) 446m <sup>2</sup>	Lot 1148 Bridgefield, Rockbank	\$304,500	April 2020
	Lot 11101 Bridgefield, Rockbank	\$317,000	April 2020
	Lot 1257 Bridgefield, Rockbank	\$325,000	April 2020

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 2261 (15.13 x 28.12) 388m <sup>2</sup>	Lot 1148 Bridgefield, Rockbank	\$304,500	April 2020
	Lot 1102 Bridgefield, Rockbank	\$254,000	April 2020
	Lot 11101 Bridgefield, Rockbank	\$252,000	April 2020

**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:

02.06.20



# Statement of Information

## Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

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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](http://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 2324 (11.06 x 21) 232m2	\$189,000	Or range between	\$		\$
Lot 2325 (10.5 x 21) 221m2	\$185,000	Or range between	\$		\$
Lot 2302 (14 x 25) 345m2	\$230,000	Or range between	\$		\$
Lot 2303 (15.67 x 28) 427m2	\$294,000	Or range between	\$		\$
Lot 2329 (12.5 x 21) 262m2	\$210,000	Or range between	\$		\$
Lot 2311, 2341, 2342 (12.5 x 28) 350m2	\$262,500	Or range between	\$		\$
Lot 2310, 2315 (14 x 28) 392m2	\$285,000	Or range between	\$		\$
Lot 2336 (8.65 x 23.06) 379m2	\$268,000	Or range between	\$		\$
Lot 2334 (16 x 25) 368m2	\$310,000	Or range between	\$		\$

Lot 2338, 2343 (12.5 x 25) 312m2	\$245,000	Or range between	\$	&	\$
Lot 2301 (12.05x25) 312m2	\$220,000	Or range between	\$	&	\$
Lot 2308 (8.5 x25) 238m2	\$194,000	Or range between	\$	&	\$
Lot 2333 (irreg x 32.09) 512m2	\$310,000	Or range between	\$	&	\$
Lot 2337 (12.05x25) 312m2	\$245,000	Or range between	\$	&	\$
Lot 2348 (irreg x 25) 446m2	\$283,000	Or range between	\$	&	\$

Additional entries may be included or attached as required.

### Suburb land median sale price

Median price  Suburb

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 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 2301 (12.05x25) 312m2	Lot 1033 Bridgfield, Rockbank	\$224,000	April 2020
	Lot 1034 Bridgefield, Rockbank	\$224,000	April 2020
	Lot 1035 Bridgfield, Rockbank	\$224,000	April 2020

#### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 2308 (8.5 x25) 238m2	Lot 1033 Bridgfield, Rockbank	\$224,000	April 2020
	Lot 1034 Bridgefield, Rockbank	\$224,000	April 2020
	Lot 1035 Bridgfield, Rockbank	\$224,000	April 2020

#### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 2333 (irreg x 32.09) 512m2	Lot 1148 Bridgefield, Rockbank	\$304,500	April 2020
	Lot 11101 Bridgefield, Rockbank	\$317,000	April 2020
	Lot 1257 Bridgefield, Rockbank	\$325,000	April 2020

Unit type or class	Address of comparable unit	Price	Date of sale
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**Unit type or class**

E.g. One bedroom units

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

E.g. One bedroom units

Lot 2337 (12.05x25) 312m2	Lot 1033 Bridgfield, Rockbank	\$224,000	April 2020
	Lot 1034 Bridgefield, Rockbank	\$224,000	April 2020
	Lot 1035 Bridgfield, Rockbank	\$224,000	April 2020

**Unit type or class**

E.g. One bedroom units

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

Lot 2348 (irreg x 25) 446m2	Lot 1102 Bridgefield, Rockbank	\$254,000	April 2020
	Lot 11101 Bridgefield, Rockbank	\$252,000	April 2020
	Lot 1148 Bridgefield, Rockbank	\$304,500	April 2020

**Unit type or class**

E.g. One bedroom units

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

Lot 2324 (11.06 x 21) 232m2	1 Lot 232 The Mayflower, Thornhill Park	\$187,000	March 2020
	2 B		
	3 B		

**Unit type or class**

E.g. One bedroom units

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

Lot 2325 (10.5 x 21) 221m2	1 Lot 232 The Mayflower, Thornhill Park	\$187,000	March 2020
	2 B		
	3 B		

**Unit type or class**

E.g. One bedroom units

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

Lot 2302 (14 x 25) 345m2	Lot 1033 Bridgfield, Rockbank	\$224,000	April 2020
	Lot 1034 Bridgefield, Rockbank	\$224,000	April 2020
	Lot 1035 Bridgfield, Rockbank	\$224,000	April 2020

**Unit type or class**

E.g. One bedroom units

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

Lot 2303 (15.67 x 28) 427m2	Lot 1148 Bridgefield, Rockbank	\$304,500	April 2020
	Lot 11101 Bridgefiled, Rockbank	\$317,000	April 2020
	Lot 1257 Bridgefield, Rockbank	\$325,000	April 2020

**Unit type or class**

E.g. One bedroom units

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

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 2329 (12.5 x 21) 262m <sup>2</sup>	Lot 1033 Bridgefield, Rockbank	\$224,000	April 2020
	Lot 1034 Bridgefield, Rockbank	\$224,000	April 2020
	Lot 1035 Bridgefield, Rockbank	\$224,000	April 2020

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 2311, 2341, 2342 (12.5 x 28) 350m <sup>2</sup>	Lot 1036 Bridgefield, Rockbank	\$240,500	April 2020
	Lot 1102 Bridgefield, Rockbank	\$254,000	April 2020
	Lot 11101 Bridgefield, Rockbank	\$252,000	April 2020

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 2310, 2315 (14 x 28) 392m <sup>2</sup>	Lot 1148 Bridgefield, Rockbank	\$304,500	April 2020
	Lot 11101 Bridgefield, Rockbank	\$317,000	April 2020
	Lot 1257 Bridgefield, Rockbank	\$325,000	April 2020

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 2336 (8.65 x 23.06) 379m <sup>2</sup>	Lot 1036 Bridgefield, Rockbank	\$240,500	April 2020
	Lot 1102 Bridgefield, Rockbank	\$254,000	April 2020
	Lot 11101 Bridgefield, Rockbank	\$252,000	April 2020

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 2334 (16 x 25) 368m <sup>2</sup>	Lot 1148 Bridgefield, Rockbank	\$304,500	April 2020
	Lot 11101 Bridgefield, Rockbank	\$317,000	April 2020
	Lot 1257 Bridgefield, Rockbank	\$325,000	April 2020

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 2338, 2343 (12.5 x 25) 312m <sup>2</sup>	Lot 1036 Bridgefield, Rockbank	\$240,500	April 2020
	Lot 1102 Bridgefield, Rockbank	\$254,000	April 2020
	Lot 11101 Bridgefield, Rockbank	\$252,000	April 2020

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
	Lot 1033 Bridgefield, Rockbank	\$224,000	April 2020

**Unit type or class**

E.g. One bedroom units

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

Lot 2301 (12.05x25) 312m2	Lot 1034 Bridgefield, Rockbank	\$224,000	April 2020
	Lot 1035 Bridgefield, Rockbank	\$224,000	April 2020

**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:

02.06.20

# Statement of Information

## Multiple residential properties located in the Melbourne metropolitan area

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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](http://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 2401 (16.6 x 30) 541m2	\$325,000	Or range between	\$		\$
Lot 2403 (Irreg x 31.31) 584m2	\$343,000	Or range between	\$		\$
Lot 2406 (12.5 x 29) 378m2	\$250,000	Or range between	\$		\$
Lot 2407 (12.7 x 32) 406m2	\$262,000	Or range between	\$		\$
Lot 2408 (12.3 x 33) 528m2	\$315,000	Or range between	\$		\$
Lot 2413 (11.43 x 21) 276m2	\$208,000	Or range between	\$		\$
Lot 2416, 2424, 2449 (14 x 28) 392m2	\$285,000	Or range between	\$		\$
Lot 2420 (15.5x 22) 343m2	\$243,000	Or range between	\$		\$
Lot 2430 (13.2 x 32) 422m2	\$308,000	Or range between	\$		\$

Lot 2431 (12.5 x 32) 400m2	\$297,500	Or range between	\$	&	\$
Lot 2436, 2437, 2444 (14 x 32) 448m2		Or range between	\$310,000	&	\$320,000
Lot 2439 (12.9 x 32) 413m2	\$282,500	Or range between	\$	&	\$
Lot 2447 (14 x 25) 350m2	\$242,500	Or range between	\$	&	\$
Lot 2451 (12.5 x 28) 350m2	\$262,500	Or range between	\$	&	\$
Lot 2458, 2461, 2462 (12.05 x 25) 313m2	\$245,000	Or range between	\$	&	\$
Lot 2464, 2465 (Irreg x 25) 467m2	\$299,000				

Additional entries may be included or attached as required.

### Suburb land median sale price

Median price  Suburb

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 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 2401 (16.6 x 30) 541m2	Lot 1148 Bridgefield, Rockbank	\$304,500	April 2020
	Lot 11101 Bridgefield, Rockbank	\$317,000	April 2020
	Lot 1257 Bridgefield, Rockbank	\$325,000	April 2020

#### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 2403 (Irreg x 31.31) 584m2	Lot 1036 Bridgefield, Rockbank	\$240,500	April 2020
	Lot 1102 Bridgefield, Rockbank	\$254,000	April 2020
	Lot 11101 Bridgefield, Rockbank	\$252,000	April 2020

#### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 2406 (12.5 x 29) 378m2	Lot 1036 Bridgefield, Rockbank	\$240,500	April 2020
	Lot 1102 Bridgefield, Rockbank	\$254,000	April 2020
	Lot 11101 Bridgefield, Rockbank	\$252,000	April 2020

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 2407 (12.7 x 32) 406m <sup>2</sup>	Lot 1036 Bridgefield, Rockbank	\$240,500	April 2020
	Lot 1102 Bridgefield, Rockbank	\$254,000	April 2020
	Lot 11101 Bridgefield, Rockbank	\$252,000	April 2020

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 2408 (12.3 x 33) 528m <sup>2</sup>	Lot 1148 Bridgefield, Rockbank	\$304,500	April 2020
	Lot 11101 Bridgefield, Rockbank	\$317,000	April 2020
	Lot 1257 Bridgefield, Rockbank	\$325,000	April 2020

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 2413 (11.43 x 21) 276m <sup>2</sup>	Lot 1033 Bridgefield, Rockbank	\$224,000	April 2020
	Lot 1034 Bridgefield, Rockbank	\$224,000	April 2020
	Lot 1035 Bridgefield, Rockbank	\$224,000	April 2020

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 2416, 2424, 2449 (14 x 28) 392m <sup>2</sup>	Lot 1102 Bridgefield, Rockbank	\$254,000	April 2020
	Lot 1148 Bridgefield, Rockbank	\$304,500	April 2020
	Lot 11101 Bridgefield, Rockbank	\$317,000	April 2020

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 2420 (15.5x 22) 343m <sup>2</sup>	Lot 1033 Bridgefield, Rockbank	\$224,000	April 2020
	Lot 1034 Bridgefield, Rockbank	\$224,000	April 2020
	Lot 1035 Bridgefield, Rockbank	\$224,000	April 2020

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 2430 (13.2 x 32) 422m <sup>2</sup>	Lot 1148 Bridgefield, Rockbank	\$304,500	April 2020
	Lot 11101 Bridgefield, Rockbank	\$317,000	April 2020
	Lot 1257 Bridgefield, Rockbank	\$325,000	April 2020

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
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**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 2431 (12.5 x 32) 400m <sup>2</sup>	Lot 1148 Bridgefield, Rockbank	\$304,500	April 2020
	Lot 11101 Bridgefield, Rockbank	\$317,000	April 2020
	Lot 1257 Bridgefield, Rockbank	\$325,000	April 2020

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 2436, 2437, 2444 (14 x 32) 448m <sup>2</sup>	Lot 1148 Bridgefield, Rockbank	\$304,500	April 2020
	Lot 11101 Bridgefield, Rockbank	\$317,000	April 2020
	Lot 1257 Bridgefield, Rockbank	\$325,000	April 2020

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 2439 (12.9 x 32) 413m <sup>2</sup>	Lot 1148 Bridgefield, Rockbank	\$304,500	April 2020
	Lot 11101 Bridgefield, Rockbank	\$317,000	April 2020
	Lot 1257 Bridgefield, Rockbank	\$325,000	April 2020

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 2447 (14 x 25) 350m <sup>2</sup>	Lot 1033 Bridgefield, Rockbank	\$224,000	April 2020
	Lot 1034 Bridgefield, Rockbank	\$224,000	April 2020
	Lot 1035 Bridgefield, Rockbank	\$224,000	April 2020

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 2451 (12.5 x 28) 350m <sup>2</sup>	Lot 1036 Bridgefield, Rockbank	\$240,500	April 2020
	Lot 1102 Bridgefield, Rockbank	\$254,000	April 2020
	Lot 11101 Bridgefield, Rockbank	\$252,000	April 2020

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 2458, 2461, 2462 (12.05 x 25) 313m <sup>2</sup>	Lot 1036 Bridgefield, Rockbank	\$240,500	April 2020
	Lot 1102 Bridgefield, Rockbank	\$254,000	April 2020
	Lot 11101 Bridgefield, Rockbank	\$252,000	April 2020

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

**Unit type or class**

E.g. One bedroom units

**Address of comparable unit****Price****Date of sale****Unit type or class**

E.g. One bedroom units

Lot 2464, 2465 (Irreg x 25) 467m2	Lot 1148 Bridgefield, Rockbank	\$304,500	April 2020
	Lot 11101 Bridgefield, Rockbank	\$317,000	April 2020
	Lot 1257 Bridgefield, Rockbank	\$325,000	April 2020

**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:

02.06.20

# 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](http://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](http://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](http://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, 135 (200m2 to 250m2)	\$	Or range between	\$181,000	&	\$187,000
Lots 105, 106,120,133,134, 123 (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 \$282,500 Suburb Rockbank

Period - From Nov 19 To Apr 20 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, 135 (200m2 to 250m2)	1 Lot 232 The Mayflower, Thornhill Park	\$187,000	March 2020
	2 B		
	3 B		

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lots 105, 106,120,133,134, 123 (250m2 to 300m2)	Lot 1033 Bridgfield, Rockbank	\$224,000	April 2020
	Lot 1034 Bridgfield, Rockbank	\$224,000	April 2020
	Lot 1035 Bridgfield, Rockbank	\$224,000	April 2020

### 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 1265 Bridgfield, Rockbank	\$332,000	March 2020
	Lot 1218 Bridgfield, Rockbank	\$345,000	April 2020
	Lot 1222 Bridgfield, Rockbank	\$340,000	April 2020

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 101, 102(450m2 to 500m2)	Lot 1265 Bridgfield, Rockbank	\$332,000	March 2020
	Lot 1218 Bridgfield, Rockbank	\$345,000	April 2020
	Lot 1222 Bridgfield, Rockbank	\$340,000	April 2020

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 119 (500m2 to 550m2)	Lot 1265 Bridgfield, Rockbank	\$332,000	March 2020
	Lot 1218 Bridgfield, Rockbank	\$345,000	April 2020
	Lot 1222 Bridgfield, Rockbank	\$340,000	April 2020

**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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02.06.20

# Statement of Information

## Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

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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](http://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	\$282,500	Suburb	Rockbank
Period - From	Nov 19	To	Apr 20
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 208 (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 206, 210,211,212,213,231,232, 233,237 (200m2 to 250m2)	1 Lot 232 The Mayflower, Thornhill Park	\$187,000	March 2020
	2 B		
	3 B		

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
Lots 229, 236 (250m2 to 300m2)	Lot 1033 Bridgfield, Rockbank	\$224,000	April 2020
	Lot 1034 Bridgfield, Rockbank	\$224,000	April 2020
	Lot 1035 Bridgfield, Rockbank	\$224,000	April 2020

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
Lot 214,215,216,217,218,219, 220,223,224, 225,226,227,228 (300m2 to 350m2)	Lot 1036 Bridgfield, Rockbank	\$240,500	April 2020
	Lot 1102 Bridgfield, Rockbank	\$254,000	April 2020
	Lot 11101 Bridgfield, Rockbank	\$252,000	April 2020

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
Lot 235 (350m2 to 400m2)	Lot 1148 Bridgfield, Rockbank	\$304,500	April 2020
	Lot 11101 Bridgfield, Rockbank	\$317,000	April 2020
	Lot 1257 Bridgfield, Rockbank	\$325,000	April 2020

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 201, 202,203, 204(400m2 to 450m2)	Lot 1033 Bridgfield, Rockbank	\$224,000	April 2020
	Lot 1034 Bridgefield, Rockbank	\$224,000	April 2020
	Lot 1035 Bridgfield, Rockbank	\$224,000	April 2020

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 205(450m2 to 500m2)	Lot 1033 Bridgfield, Rockbank	\$224,000	April 2020
	Lot 1034 Bridgefield, Rockbank	\$224,000	April 2020
	Lot 1035 Bridgfield, Rockbank	\$224,000	April 2020

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 221 (500m2 to 550m2)	Lot 1033 Bridgfield, Rockbank	\$224,000	April 2020
	Lot 1034 Bridgefield, Rockbank	\$224,000	April 2020
	Lot 1035 Bridgfield, Rockbank	\$224,000	April 2020

**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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