

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
Lot 2145, 2333, 2720, 2749, 2779, 2783, 2785, 2787, 2807, 2808, 3013, 3018, 3107, 3123, 3155 (476 – 520m ²)		Or range between	\$295,000		\$324,000
Lot 2334 (16 x 25.32) 368m ²	\$262,500	Or range between	\$		\$
Lot 3125, 3126, 3154 (14 x 32) 448m ²	305,000				
Lots 2701, 2707, 2781, 2801, 3108 (612 – 673m ²)		Or range between	\$350,000		\$374,000
Lots 2705, 2802, 2917 (552 – 597m ²)		Or range between	\$338,000		\$355,000
Lots 2732, 2940, 3109 (563 – 580m ²)		Or range between	\$304,000		\$318,000
Lots 2747, 2774, 2784, 2809, 2810, 2824, 2829, 2953, 3101, 3138 (512-563m ²)	\$	Or range between	\$320,000		\$342,000
Lot 2762 (14.33 x 44.48) 909m ²	\$444,000	Or range between	\$		\$
Lot 2727, 2823, 2827, 3102, 3103 3104, 3105, 3106, 3110, 3119, 3124, 3127, 3128, 3141, 3143, 3144, 3145, 3146, 3147, 3149, 3150, 3151, 3152, 3153 (400 – 440m ²)		Or range between	\$272,500		\$288,000

Lot 2826, 2830 (783 – 795m2)		Or range between	\$414,000	&	\$420,000
Lot 2942 (14 x 28) 392m2	\$270,000	Or range between	\$	&	\$
Lot 3111 (12.5 x 26.34) 309m2	\$215,000	Or range between	\$	&	\$
Lot 3112 (16.07 x 21) 276m2	\$189,000	Or range between	\$	&	\$
Lot 3122, 3140, 3148, 2465, 3139 (441 – 473)		Or range between	\$274,000	&	\$300,00

Additional entries may be included or attached as required.

Suburb land median sale price

Median price	\$262,250	Suburb	Thornhill Park
Period - From	Aug 20	To	Jan 21
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 2752 Thornhill Park Estate, Thornhill Park	\$305,000	Jan 2021
Lot 2922 Thornhill Park Estate, Thornhill Park	\$353,000	Jan 2021
Lot 3020 Thornhill Park Estate, Thornhill Park	\$345,000	Jan 2021

Unit type or class

E.g. One bedroom units

Address of comparable unit	Price	Date of sale
Lot 2661 Thornhill Park Estate, Thornhill Park	\$302,000	Jan 2021
Lot 2920 Thornhill Park Estate, Thornhill Park	\$242,500	Jan 2021
Lot 2828 Thornhill Park Estate, Thornhill Park	\$282,500	Jan 2021

Unit type or class

E.g. One bedroom units

Address of comparable unit	Price	Date of sale
Lot 2706 Thornhill Park Estate, Thornhill Park	\$373,000	Dec 2020
Lot 2140 Thornhill Park Estate, Thornhill Park	\$368,000	Dec 2020
Lot 2721 Thornhill Park Estate, Thornhill Park	\$367,000	Jan 2021

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lots 2705, 2802, 2917 (552 – 597m ²)	Lot 2705 Thornhill Park Estate, Thornhill Park	\$350,000	Nov 2020
	Lot 2142 Thornhill Park Estate, Thornhill Park	\$323,000	Nov 2020
	Lot 2715 Thornhill Park Estate, Thornhill Park	\$333,000	Jan 2021

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 2727, 2823, 2827, 3102, 3103 3104, 3105, 3106, 3110, 3119, 3124, 3127, 3128, 3141, 3143, 3144, 3145, 3146, 3147, 3149, 3150, 3151, 3152, 3153 (400 – 440m ²)	Lot 2661 Thornhill Park Estate, Thornhill Park	\$302,000	Jan 2021
	Lot 2726 Thornhill Park Estate, Thornhill Park	\$267,500	Jan 2021
	Lot 2828 Thornhill Park Estate, Thornhill Park	\$282,500	Jan 2021

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lots 2732, 2940, 3109 (563 – 580m ²)	Lot 2705 Thornhill Park Estate, Thornhill Park	\$350,000	Nov 2020
	Lot 2142 Thornhill Park Estate, Thornhill Park	\$323,000	Nov 2020
	Lot 2715 Thornhill Park Estate, Thornhill Park	\$333,000	Jan 2021

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lots 2747, 2774, 2784, 2809, 2810, 2824, 2829, 2953, 3101, 3138 (512- 563m ²)	Lot 2736 Thornhill Park Estate, Thornhill Park	\$327,000	Jan 2021
	Lot 2831 Thornhill Park Estate, Thornhill Park	\$332,000	Jan 2021
	Lot 2955 Thornhill Park Estate, Thornhill Park	\$315,000	Jan 2021

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 2762 (14.33 x 44.48) 909m ²	B		
	B		
	B		

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 2826, 2830 (783 – 795m ²)	Lot 2767 Thornhill Park Estate, Thornhill Park	\$399,000	Jan 2021
	B		
	B		

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 2942 (14 x 28) 392m2	Lot 3047 Thornhill Park Estate, Thornhill Park	\$298,000	Dec 2020
	Lot 3116 Thornhill Park Estate, Thornhill Park	\$285,000	Jan 2021
	Lot 3048 Thornhill Park Estate, Thornhill Park	\$285,000	Jan 2021

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 3111 (12.5 x 26.34) 309m2	Lot 3042 Thornhill Park Estate, Thornhill Park	\$225,000	Dec 2020
	Lot 2768 Thornhill Park Estate, Thornhill Park	\$210,000	Dec 2020
	Lot 2769 Thornhill Park Estate, Thornhill Park	\$215,000	Dec 2020

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 3112 (16.07 x 21) 276m2	Lot 2771 Thornhill Park Estate, Thornhill Park	\$206,000	Jan 2021
	Lot 2782 Thornhill Park Estate, Thornhill Park	\$199,000	Dec 2020
	Lot 2772 Thornhill Park Estate, Thornhill Park	\$206,000	Dec 2020

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 3122, 3140, 3148, 2465, 3139 (441 – 473)	Lot 2663 Thornhill Park Estate, Thornhill Park	\$290,000	Nov 2020
	Lot 2765 Thornhill Park Estate, Thornhill Park	\$304,000	Jan 2021
	Lot 2436 Thornhill Park Estate, Thornhill Park	\$300,000	Dec 2020

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 3125, 3126, 3154 (14 x 32) 448m2	Lot 1852 Thornhill Park Estate, Thornhill Park	\$319,000	Nov 2020
	Lot 2915 Thornhill Park Estate, Thornhill Park	\$325,000	Nov 2020
	Lot 2436 Thornhill Park Estate, Thornhill Park	\$300,000	Dec 2020