

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

55 HARDIMAN STREET, KENSINGTON VIC 3031

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
Two Bedroom One Bathroom Units	\$550,000	Or range between	N/A	&	N/A
Two Bedroom Two Bathroom One Car Units (66 - 73sqm)	N/A	Or range between	\$680,000	&	\$730,000
Two Bedroom Two Bathroom One Car Units (72.5 - 77sqm)	N/A	Or range between	\$759,000	&	\$795,000
Three Bedroom Two Bathroom – UNIT 301	\$995,000	Or range between	N/A	&	N/A
Three Bedroom Two Bathroom – UNIT 401	\$1,375,000	Or range between	N/A	&	N/A
Two Bedroom Plus Study Townhouse	\$1,350,000	Or range between	N/A	&	N/A
Three Bedroom Townhouses	N/A	Or range between	\$1,420,000	&	\$1,475,000

Additional entries may be included or attached as required.

Suburb house median sale price

Median price	\$497,000	Suburb	KENSINGTON VIC 3031		
Period - From	01/11/2019	To	01/11/2020	Source	Realestate.com.au

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

TWO BEDROOM, 1 BATHROOM UNITS	1/37 Kensington Road, Kensington Vic 3031	\$562,000	07/11/2020
	6/19 Wood Street, North Melbourne Vic 3051	\$580,000	18/06/2020
	9/469 Dryburgh Street, North Melbourne Vic 3051	\$575,000	04/08/2020

Unit type or class

E.g. One bedroom units

Address of comparable unit

Price

Date of sale

Two Bedroom Two Bathroom One Car Units (66 - 73sqm)	110/18 Bent Street, Kensington Vic 3031	\$680,000	11/07/2020
	3/173-185 Chetwynd Street, North Melbourne Vic 3051	\$725,000	07/11/2020
	6/156-160 Ascot Vale Road, Flemington Vic 3031	\$685,000	11/07/2020

Unit type or class

E.g. One bedroom units

Address of comparable unit

Price

Date of sale

Two Bedroom Two Bathroom One Car Units (72.5 - 77sqm)	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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Unit type or class

E.g. One bedroom units

Address of comparable unit

Price

Date of sale

Three Bedroom Two Bathroom - UNIT 301	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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Unit type or class

E.g. One bedroom units

Address of comparable unit

Price

Date of sale

Three Bedroom Two Bathroom – UNIT 401	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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Unit type or class

E.g. One bedroom units

Address of comparable unit

Price

Date of sale

Two Bedroom Plus Study Townhouse	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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Unit type or class

E.g. One bedroom units

Address of comparable unit

Price

Date of sale

Three Bedroom Townhouses	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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This Statement of Information was prepared on:

16th of November 2020