

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/address Search before being entered in this Statement of Information.

Unit offered for sale

Address
Including suburb and
postcode

Creekstone, Cnr Derrimut and Dohertys Roads, Tarneit, VIC 3029

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 309, 310, 317 (221m2 – 234m2)		Or range between	\$269,000		\$275,000
Lot 302, 303, 311, 312, 313, 315, 316, 318, 321, 326, 330 (256m2 – 263m2)		Or range between	\$282,000		\$299,000
Lot 304, 305, 314, 307, 308, 320, 322, 323, 324, 325, 327, 329 (294m2 - 319m2)		Or range between	\$329,000		\$349,000
Lot 306, 328 (350m2)	\$399,000	Or range between			
Lot 301, 319 (419m2 – 435m2)		Or range between	\$415,000		\$435,000

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price \$373,600

Suburb Tarneit

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 309, 310, 317 (221m2 – 234m2) \$269,000 - \$275,000	Lot 4922 (231m2), The Grove Estate, Tarneit	\$281,000	March 2022
	Lot 4909 (231m2), The Grove Estate, Tarneit	\$281,000	April 2022
	Lot 139 (237m2), Creekstone Estate, Tarneit	\$275,000	March 2022

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 302, 303, 311, 312, 313, 315, 316, 318, 321, 326, 330 (256m2 – 263m2) \$282,000 - \$299,000	Lot 1940 (263m2), Newhaven Estate, Tarneit	\$290,000	March 2022
	Lot 2025 (263m2), Newhaven Estate, Tarneit	\$299,000	April 2022
	Lot 2038 (263m2), Newhaven Estate, Tarneit	\$297,000	April 2022

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 304, 305, 314, 307, 308, 320, 322, 323, 324, 325, 327, 329 (294m2 - 319m2) \$329,000 - \$349,000	Lot 1908 (294m2), Newhaven Estate, Tarneit	\$349,000	March 2022
	Lot 4857 (294m2), The Grove Estate, Tarneit	\$335,900	March 2022
	Lot 1262, Alamora Estate, Tarneit	\$334,900	March 2022

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 306, 328 (350m2) \$399,000	Lot 1187 (350m2), Marigold Estate, Tarneit	\$396,500	March 2022
	Lot 1189 (350m2), Marigold Estate, Tarneit	\$396,500	March 2022
	Lot 1190 (350m2), Marigold Estate, Tarneit	\$396,500	March 2022

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 301, 319 (419m2 – 435m2) \$415,000 - \$435,000	Lot 5013 (425m2), Bluestone Estate, Tarneit	\$421,000	April 2022
	Lot 145 (420m2), Harlow Estate Tarneit	\$423,000	April 2022
	Lot 148 (420m2), Harlow Estate Tarneit	\$423,000	April 2022

This Statement of Information was prepared on:

16/6/22

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Unit offered for sale

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Including suburb and
postcode
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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 2221, 2251, 2259 (351m ² – 385m ²)		Or range between	\$406,000		\$433,000
Lot 2222, 2223 (272m ² – 286m ²)		Or range between	\$329,000		\$335,000
Lot 2248 (449m ²)	\$459,000	Or range between			
Lot 2250 (652m ²)	\$589,000				

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price \$373,600 Suburb Tarneit

Period - From Jan 2022 To Apr 2022 Source RPM Research Division

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 2221, 2224, 2249, 2251, 2259 (351m2 – 395m2) \$406,000 - \$433,000	Lot 1191 (392m2), Marigold Estate, Tarneit	\$427,000	March 2022
	Lot 1198 (392m2), Marigold Estate, Tarneit	\$427,000	March 2022
	Lot 5001 (392m2), Bluestone Estate, Tarneit	\$412,000	April 2022

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 2222, 2223 (272m2 – 286m2) \$329,000 - \$335,000	Lot 2142 (286m2), Creekstone Estate, Tarneit	\$335,000	April 2022
	Lot 2211 (279m2), Riverdale Estate, Tarneit	\$323,000	April 2022
	Lot 2235 (275m2), Riverdale Estate, Tarneit	\$322,000	March 2022

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 2248 (449m2) \$459,000	Lot 1553 (450m2), Verdant Hill Estate, Tarneit	\$459,500	April 2022
	Lot 4902 (448m2), The Grove Estate Tarneit	\$456,900	April 2022
	Lot 4903 (448m2), The Grove Estate Tarneit	\$456,900	April 2022

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 2250 (652m2) \$589,000	B*		
	B*		
	B*		

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:

15/6/22
