

# 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

45 Craig Rd, Botanic Ridge VIC 3977

### 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 101 1261m2	\$* 532,000	Or range between		
Lot 102 737 m2	\$*442,000	Or range between		
Lot 103, 104 387m2-386m2	\$*321,000	Or range between		
Lot 105 385 m2	\$*321,000	Or range between		
Lot 106, 205, 384 m2	\$*321,000	Or range between		
Lot 107 342 m2	\$*305,000			
Lot 117, 119, 129, 131, 212, 213, 214, 215, 216 392 m2	\$*325,000			
Lot 118, 120, 128, 130 448 m2	\$*347,000			
Lot 121, 127, 476 m2			\$*363,000	\$369,000
Lot 122, 126 756 m2	\$*446,000			

Lot 123, 847 m2	\$*466,000
Lot 124, 810 m2	\$*463,000
Lot 125, 851 m2	\$*466,000
Lot 201, 335 m2	\$*301,000
Lot 202, 334 m2	\$*301,000
Lot 203, 373 m2	\$*319,000
Lot 204, 372 m2	\$*319,000
Lot 206, 489 m2	\$*372,000
Lot 207, 462 m2	\$*356,000
Lot 208, 512 m2	\$*377,000
Lot 209, 429 m2	\$*352,000
Lot 210, 633 m2	\$*432,000
Lot 211, 390 m2	\$*325,000


Additional entries may be included or attached as required.

**Suburb unit 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 101 1261m2 B*	1	\$	
	2	\$	
	3	\$	

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 102 737 m2 B*	1	\$	
	2	\$	
	3	\$	

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 103, 104 387m2-386m2	1 Lot 1130, The new Bloom, Clyde North	\$332,500	Jan 20
	2 Lot 34 Nelson Place, Cranbourne East	\$323,500	Mar 20
	3 Lot 724, Brompton Life, Cranbourne South	\$370,000	Mar 20

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 105 385 m2	1 Lot 612 Canopy at Amstel, Cranbourne	\$320,000	Mar 20
	2 Lot116 Greenwich, Junction Village	\$355,000	Feb 20
	3 Lot 118 Greenwich, Junction Village	\$355,000	Mar 20

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 106, 205, 384 m2	1 Lot 2127 Eliston, Clyde	\$341,000	Apr 20
	2 Lot 2130 Meridian, Clyde North	\$307,000	Jan 20
	3 Lot 629 Canopy at Amstel, Cranbourne	\$308,000	Apr 20

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 107 342 m2	1 Lot 713, Brompton Life, Cranbourne South	\$333,500	May 20
	2 Lot 7 Nelson Place, Cranbourne East	\$305,500	May 20
	3 Lot 6 Nelson Place, Cranbourne East	\$305,500	May 20

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 117, 119, 129, 131, 212, 213, 214, 215, 216 392 m2	1 Lot 1047 Edgebrook, Clyde	\$335,000	May 20
	2 Lot 2419 Eliston, Clyde	\$346,000	Jan 20
	3 Lot 1620 Eliston, Clyde	\$329,000	Feb 20

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 118, 120, 128, 130 448 m2	1 Lot 1038 Acacia, Botanic Ridge	\$345,000	Mar 20
	2 Lot 1001 Acacia, Botanic Ride	\$345,000	May 20
	3 Lot 436 Smiths Lane, Clyde North	\$347,000	Mar 20

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 121, 127, 476 m2	1 Lot 2413 Clydevale, Clyde North	\$363,000	Feb 20
	2 Lot 1911 St Germain, Clyde North	\$340,000	Feb 20
	3 Lot 703 Minta, Berwick	\$474,000	Apr 20

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 122, 126, 756 m2	1 Lot 539, Liliun, Clyde	\$447,000	Jan 20
	2 Lot 1014, Delaray, Clyde North	\$484,900	May 20
	3 Lot 1427, Highgrove, Clyde North	\$399,000	Feb 20

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 123, 847 m2 B*	1	\$	
	2	\$	
	3	\$	

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 124, 810 m2	1 Lot 1221, Acacia, Botanic Ridge	\$435,000	Dec 19
	2 Lot 1219 Acacia, Botanic Ridge	\$415,000	Feb 20
	3 Lot 1220 Acacia, Botanic Ridge	\$415,000	Feb 20

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 125, 851 m2 B*	1	\$	
	2	\$	
	3	\$	

**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, 335 m2	1 Lot 832, Acacia. Botanic Ridge	\$299,000	Feb 20
	2 Lot 1040, Edgebrook, Clyde	\$310,000	Mar 20
	3 Lot 839, Pavilion, Clyde	\$310,000	Mar 20

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 202, 334 m2	1 Lot 3, Nelson Place, Cranbourne East	\$304,000	May 20
	2 Lot 421, Canopy at Amstel, Cranbourne	\$282,000	Jan 20
	3 Lot 137, Liliium, Clyde	\$300,000	Feb 20

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 203, 373 m2	1 Lot 2021, Meridian, Clyde North	\$304,000	Feb 20
	2 Lot 901, Ramleigh Springs, Clyde North	\$317,000	Apr 20
	3 Lot 539, Canopy at Amstel, Cranbourne	\$338,000	Mar 20

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 204, 372 m2	1 Lot 215, Greenwich, Junction Village	\$342,000	Mar 20
	2 Lot 217, Greenwich, Junction Village	\$342,000	Mar 20
	3 Lot 218, Greenwich, Junction Village	\$342,000	Mar 20

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 206, 489 m2	1 Lot 1703, Hartleigh, Clyde (488 m2)	\$378,000	Apr 20
	2 Lot 144, Octave, Junction Village (486 m2)	\$402,000	Feb 20
	3 Lot 802, Brompton Life, Cranbourne South (492 m2)	\$400,000	Feb 20

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 207, 462 m2	1 Lot 1702, Eliston, Clyde	\$346,000	Mar 20
	2 Lot 62, Eastwood, Cranbourne East	\$393,860	May 20
	3 Lot 1904, Eliston, Clyde	\$356,000	Mar 20

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 208, 512 m2	1 Lot 1008, Acacia, Botanic Ridge	\$375,000	Mar 20
	2 Lot 2221, Meridian, Clyde North	\$378,000	Apr 20
	3 Lot 1222, St Germain, Clyde North	\$399,000	Mar 20

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 209, 429 m2	1 Lot 404, Canopy at Amstel, Cranbourne	\$317,000	Jan 20
	2 Lot 1358, Brompton Life, Cranbourne South	\$390,000	Feb 20
	3 Lot 741, Clyde Springs, Clyde North	\$330,000	Dec 19

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 210, 633 m2	1 Lot 612, Summerhill Botanic Ridge, Botanic Ridge	\$425,000	Jan 20
	2 Lot 613, Edgebrook, Clyde	\$372,000	May 20
	3 Lot 432, Smiths Lane, Clyde North	\$376,000	Mar 20

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 211, 390 m2	1 Lot 26, Nelson Place, Cranbourne East	\$323,500	Feb 20
	2 Lot 1620, Eliston, Clyde	\$329,000	Feb 20
	3 Lot 1047, Edgebrook, Clyde	\$335,000	May 20

**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:

01.07.2020