

# 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

3 Rosenthal Boulevard, Sunbury Vic 3429

### 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 3101, 3127, 3133, 3106 (400m <sup>2</sup> -430m <sup>2</sup> )		Or range between	\$292,000		\$311,000
Lot 3107, 3133, 3126 (439m <sup>2</sup> -463m <sup>2</sup> )		Or range between	\$311,000		\$324,000
Lot 3129, 3131, 3132, (312m <sup>2</sup> -313m <sup>2</sup> )	\$259,000	Or range between			
Lot 12027 (9.48 x 21) 266m <sup>2</sup>	\$229,000	Or range between			
Lot 1522 (44.51 x 16.16) 848m <sup>2</sup>	\$432,000	Or range between			
Lot 1610, 1611, 1612, 1613, 1608 (480-481m <sup>2</sup> )	\$335,000	Or range between			
Lot 1607, 1606, 1601, 1609 (500 – 544m <sup>2</sup> )		Or range between	\$338,000		\$356,000
Lot 1602, 1604 (566-612m <sup>2</sup> )		Or range between	\$362,000		\$379,000
Lot 1620, 1616, 1617, 1621, 1622, 1615 (614-646m <sup>2</sup> )		Or range between	\$325,000		\$329,000
Lot 1603 (19 x 33.3) 628m <sup>2</sup>	\$382,000	Or range between			

Lot 1623 (19 x 34.25) 650m2	\$336,000	Or range between		&	
Lot 1605, 1614, 1618, 1619, 1624 (679-685m2)		Or range between	\$335,000	&	\$395,000

Additional entries may be included or attached as required.

### Suburb land median sale price

Median price	\$279,900	Suburb	Sunbury
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 3101, 3127, 3133, 3106 (400m2-430m2)	Lot 3027 Rosenthal Estate, Sunbury	\$319,000	Jan 2021
	Lot 3110 Rosenthal Estate, Sunbury	\$299,000	Jan 2021
	Lot 3117 Rosenthal Estate, Sunbury	\$299,000	Dec 2020

#### Unit type or class

E.g. One bedroom units

#### Address of comparable unit

#### Price

#### Date of sale

Lot 3107, 3133, 3126 (439m2-463m2)	Lot 3115 Rosenthal Estate, Sunbury	\$319,000	Dec 2020
	Lot 615 Kingsfield Estate, Sunbury	\$298,000	Jan 2021
	Lot 401 Kingsfield Estate, Sunbury	\$296,000	Jan 2021

#### Unit type or class

E.g. One bedroom units

#### Address of comparable unit

#### Price

#### Date of sale

Lot 3129, 3131, 3132, (312m2-313m2)	Lot 12009 Rosenthal Estate, Sunbury	\$252,000	Nov 2020
	Lot 209 Kingsfield Estate, Sunbury	\$231,000	Nov 2020
	Lot 232 Kingsfield Estate, Sunbury	\$231,000	Nov 2020

#### Unit type or class

E.g. One bedroom units

#### Address of comparable unit

#### Price

#### Date of sale

Lot 12027 (9.48 x 21) 266m2	Lot 3119 Rosenthal Estate, Sunbury	\$230,000	Jan 2021
	Lot 3109 Rosenthal Estate, Sunbury	\$237,000	Jan 2021
	Lot 3110 Rosenthal Estate, Sunbury	\$230,000	Jan 2021

**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	Address of comparable unit	Price	Date of sale
Lot 1522 (44.51 x 16.16) 848m <sup>2</sup>	B		
	B		
	B		

**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	Address of comparable unit	Price	Date of sale
Lot 1610, 1611, 1612, 1613, 1608 (480-481m <sup>2</sup> )	Lot 11003 Rosenthal Estate, Sunbury	\$329,000	Nov 2020
	Lot 11024 Rosenthal Estate, Sunbury	\$332,000	Sep 2020
	Lot 1533 Rosenthal Estate, Sunbury	\$299,000	Nov 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	Address of comparable unit	Price	Date of sale
Lot 1607, 1606, 1601, 1609 (500 – 544m <sup>2</sup> )	Lot 11024 Rosenthal Estate, Sunbury	\$332,000	Sep 2020
	Lot 1533 Rosenthal Estate, Sunbury	\$299,000	Nov 2020
	B		

**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	Address of comparable unit	Price	Date of sale
Lot 1602, 1604 (566- 612m <sup>2</sup> )	Lot 1525 Rosenthal Estate, Sunbury	\$369,000	Oct 2020
	Lot 1530 Rosenthal Estate, Sunbury	\$332,000	Jan 2021
	B		

**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	Address of comparable unit	Price	Date of sale
Lot 1620, 1616, 1617, 1621, 1622, 1615 (614- 646m <sup>2</sup> )	Lot 1530 Rosenthal Estate, Sunbury	\$332,000	Jan 2021
	Lot 1527 Rosenthal Estate, Sunbury	\$323,000	Nov 2020
	Lot 1534 Rosenthal Estate, Sunbury	\$317,000	Oct 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	Address of comparable unit	Price	Date of sale
Lot 1603 (19 x 33.3) 628m <sup>2</sup>	B		
	B		
	B		

**Unit type or class**

E.g. One bedroom units

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

Lot 1623 (19 x 34.25) 650m2	Lot 1527 Rosenthal Estate, Sunbury	\$323,000	Nov 2020
	Lot 1534 Rosenthal Estate, Sunbury	\$317,000	Oct 2020
	Lot 1535 Rosenthal Estate, Sunbury	\$326,000	Nov 2020

**Unit type or class**

E.g. One bedroom units

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

Lot 1605, 1614, 1618, 1619, 1624 (679-685m2)	Lot 1535 Rosenthal Estate, Sunbury	\$326,000	Nov 2020
	Lot 1532 Rosenthal Estate, Sunbury	\$326,000	Nov 2020
	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:

26.02.2021