

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

Boulevard Gardens 35 Pentridge Boulevard, Coburg VIC 3058

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
3 Bedroom, 2 Bathroom, 2 Car spaces	\$*	Or range between	\$825,000	&	\$907,500
4 Bedroom, 2 Bathroom, 2 Car spaces	\$*	Or range between	\$925,000	&	\$1,017,500
	\$*	Or range between	\$*	&	\$
	\$*	Or range between	\$*	&	\$
	\$*	Or range between	\$*	&	\$

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price

\$527,000

Suburb

Coburg VIC 3058

Period - From

1st Dec 2019

To

30th Nov 2019

Source

CORELOGIC

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

Unit type or class	Address of comparable unit	Price	Date of sale
3 Bedroom Units	1. 1/18 Loch Street, Coburg	\$ 820,000	29/12/19
	2. 21 Inca Way, Coburg	\$ 860,000	30/09/19
	3. 95 Victoria Street, Coburg	\$ 855,000	05/10/19

Unit type or class

E.g. One bedroom units

Address of comparable unit

Price

Date of sale

Unit type or class	Address of comparable unit	Price	Date of sale
4 Bedroom Units	1. 194 Munro Street, Coburg	\$ 1,056,500	30/11/19
	2. 41 Spectrum Way, Coburg North	\$ 975,000	29/06/19
	3	\$	

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:

Additional information about comparable sales.

4 BEDROOM UNITS

(These optional pages are to be displayed on pages 3 & 4 if used. If not used, please delete these pages.)



Coburg 194 Munro Street

4 BED 23BATH 2 CAR 7 ROOMS

METHOD	Auction
TYPE	Unit
LAND	198m2



Coburg North 41 Specturm Way

4 BED 2 BATH 32CAR 7 ROOMS

METHOD	Auction
TYPE	Unit
LAND	290m2

Source: [REIV propertydata.com.au](https://reiv.propertydata.com.au).

Additional information about comparable sales.

3 BEDROOM UNITS

(These optional pages are to be displayed on pages 3 & 4 if used. If not used, please delete these pages.)



Coburg 1/18 Loch Street **3 BED 2 BATH 2 CAR 6 ROOMS**

METHOD Auction
TYPE Unit
LAND 167m2



Coburg 21 Inca Way **3 BED 2 BATH 1 CAR 6 ROOMS**

METHOD Auction
TYPE Unit
LAND 81m2



Coburg 95A Victoria Street **3 BED 2 BATH 2 CAR 6 ROOMS**

METHOD Auction
TYPE Unit
LAND 272

Source: [REIV propertydata.com.au](https://reiv.propertydata.com.au).