

Statement of Information

Multiple residential properties located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



Unit offered for sale

Address
Including suburb or locality
and postcode

Stage 3, Westbury Estate, Calder Highway, Maiden Gully VIC 3551

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

LAND	Single price		Lower price		Higher price
Lots 69, 70, 102-104, 119-121	\$*	or range between	\$159,500	&	\$175,450
Lot 64-68 & 71-75	\$*	or range between	\$182,500	&	\$200,750
	\$*	or range between	\$*	&	\$
	\$*	or range between	\$*	&	\$
	\$*	or range between	\$*	&	\$

Additional entries may be included or attached as required.

Unit median sale price

Median price \$167,500

Suburb or locality Maiden Gully

Period - From 01/10/2017

30/09/2018

Source Price Finder

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 18 months, and located within five kilometres of the unit for sale.

Unit type or class

LAND

	Address of comparable unit	Price	Date of sale
All available lots in Stage 3	8 Bolitho Terrace, Maiden Gully	\$170,000	18/10/2018
	20 Westbury Boulevard, Maiden Gully	\$160,600	07/09/2018
	5 Bolitho Terrace, Maiden Gully	\$161.500	09/05/2018

The above comparables are in the same Estate. The lots are comparable however, some of the lots in the new Stage 3 are larger and further off the main road therefore priced accordingly.