

Statement of Information

Multiple residential properties located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
Including suburb or locality
and postcode

Lots 32 & 50 Pippin Grove Maiden Gully

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 32	\$159,500	or range between	\$*	&	\$
Lot 50	\$178,500	or range between	\$*	&	\$
	\$*	or range between	\$*	&	\$
	\$*	or range between	\$*	&	\$
	\$*	or range between	\$*	&	\$

Additional entries may be included or attached as required.

Unit median sale price

Median price

\$165,000

Suburb or locality

Maiden Gully

Period - From

21/10/18

To

21/10/19

Source

Property Data

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

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 32 (Vacant Land)	1 Lot 23 Eden Way MAIDEN GULLY	\$165,000	14/03/19
	2 Lot 36 Eden Way MAIDEN GULLY	\$154,500	26/02/19
	3 Lot 44 Eden Way MAIDEN GULLY	\$154,500	21/02/19

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 50 (Vacant Land)	1 Lot 23 Eden Way MAIDEN GULLY	\$165,000	14/03/19
	2 Lot 36 Eden Way MAIDEN GULLY	\$154,500	26/02/19
	3 Lot 44 Eden Way MAIDEN GULLY	\$154,500	21/02/19

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within five kilometres of the unit for sale in the last 18 months.

This Statement of Information was prepared on: 21/10/19