

## 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

Stage 5 Westbury Estate, Maiden Gully

### 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
Lots 33, 38 & 80 Westbury Estate, Maiden Gully	\$*	or range between	\$*177,500	&	\$192,500
	\$*	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 16/06/2018

To 16/12/2019

Source Pricfinder

**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

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Vacant Land	1 35 Westbury Boulevard, Maiden Gully	\$185,000	5/02/2019
	2 19 Westbury Boulevard, Maiden Gully	\$181,500	7/02/2019
	3 25 Westbury Boulevard, Maiden Gully	\$182,000	25/02/2019

This Statement of Information was prepared on: 16/12/2019