# 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 4, Westbury Estate, Calder Highway, Maiden Gully VIC 3551

## Indicative selling price

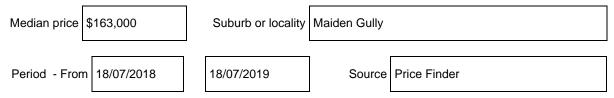
For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

#### Unit type or class

LAND	Single price	_	Lower price	_	Higher price
Lots 79, 82-88, 91-96, 100-101, 117-118	\$*	or range between	\$173,000	&	\$190,000
Lot 76-78 & 81	\$*	or range between	\$195,000	&	\$205,000
	\$*	or range between	\$*	&	\$
	\$*	or range between	\$*	&	\$
	\$*	or range between	\$*	&	\$

Additional entries may be included or attached as required.

## Unit median sale price





## 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
	3 Bolitho Terrace, Maiden Gully	\$173,000	24/04/2019
4	15 Westbury Boulevard, Maiden Gully	\$175,000	16/10/2018
	8 Bolitho Terrace, Maiden Gully	\$170,000	18/10/2018

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.