

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

Stages 1 & 2, Westbury Estate, Calder Highway, 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 |
|--|--------------|------------------|-------------|---|--------------|
| Lots 7, 8, 9, 18, 19, 22, 55 Stage 1 Lots 29, 30 & 48 Stage 2 | \$* | or range between | \$149,500 | & | \$164,450 |
| Lot 16 Stage 1 | \$174,000 | or range between | \$* | & | \$* |
| Lots 51 & 54 Stage 2 | \$165,000 | or range between | \$* | & | \$* |
| | \$* | or range between | \$* | & | \$* |
| | \$* | or range between | \$* | & | \$* |

Additional entries may be included or attached as required.

Unit median sale price

Median price Suburb or locality

Period - From Source



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 |
|---------------------------------------|------------------------------------|--------------|---------------------|
| All available lots In Stages 1 & 2 | 8 Bolitho Terrace, Maiden Gully | \$170,000 | 18/10/2018 |
| | 4 Westbury Boulevard, Maiden Gully | \$155,000 | 16/10/2018 |
| | 5 Bolitho Terrace, Maiden Gully | \$161,500 | 09/05/2018 |