

## 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 6 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 98,109-114 Westbury Estate, Maiden Gully	\$*	or range between	\$162,000	&	\$175,000
Lots 90,97 - 99,106 -108,115 -116,122 - 129,Westbury Estate, Maiden Gully	\$*	or range between	\$178,500	&	\$191,500
	\$*	or range between	\$*	&	\$
	\$*	or range between	\$*	&	\$
	\$*	or range between	\$*	&	\$

Additional entries may be included or attached as required.

### Unit median sale price

Median price

\$185,000

Suburb or locality

Maiden Gully

Period - From

25/05/2019

To

25/05/2020

Source

Pricefinder

**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
Vacant Land	2 Westbury Boulevard, Maiden Gully	\$168,111	27/04/2020
	34 Westbury Boulevard, Maiden Gully	\$162,000	25/07/2019
	3 BolithoTerrace, Maiden Gully	\$173,000	23/04/2019
Vacant Land	37 Westbury Boulevard, Maiden Gully	\$185,000	02/04/2019
	23 Westbury Boulevard, Maiden Gully	\$182,500	14/03/2019
	33 Westbury Boulevard, Maiden Gully	\$185,000	07/03/2019

This Statement of Information was prepared on: 25/05/2020