

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

48 Westbury Boulevard, Maiden Gully Vic 3551

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$375,000

&

\$395,000

### Median sale price

Median price

\$465,000

Property Type

Vacant land

Suburb

Maiden Gully

Period - From

01/09/2022

to

31/08/2023

Source

REIV

### Comparable property sales (\*Delete A or B below as applicable)

- A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	41 Lyndam Av MAIDEN GULLY 3551	\$440,000	21/08/2023
2	49 Westbury Blvd MAIDEN GULLY 3551	\$400,000	04/04/2022
3	3 Hemley Cirt MAIDEN GULLY 3551	\$395,000	01/06/2022

**OR**

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

This Statement of Information was prepared on:

01/09/2023 13:46



**Property Type:** Land  
**Land Size:** 840 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$375,000 - \$395,000  
**Median Land Price**  
 01/09/2022 - 31/08/2023: \$465,000

## Comparable Properties



**41 Lyndam Av MAIDEN GULLY 3551 (REI)**

**Agent Comments**



**Price:** \$440,000  
**Method:** Private Sale  
**Date:** 21/08/2023  
**Property Type:** Land  
**Land Size:** 1500 sqm approx



**49 Westbury Blvd MAIDEN GULLY 3551 (REI/VG)**

**Agent Comments**



**Price:** \$400,000  
**Method:** Private Sale  
**Date:** 04/04/2022  
**Property Type:** Land  
**Land Size:** 736 sqm approx



**3 Hemley Cirt MAIDEN GULLY 3551 (REI/VG)**

**Agent Comments**



**Price:** \$395,000  
**Method:** Private Sale  
**Date:** 01/06/2022  
**Property Type:** Land  
**Land Size:** 800 sqm approx

**Account** - Dungey Carter Ketterer | P: 03 5440 5000