# 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 Armitage Estate, 830 Calder Highway, Maiden Gully Vic 3551 and postcode

# Indicative selling price

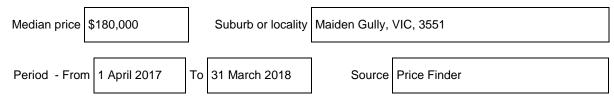
For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

#### Unit type or class

e.g. One bedroom units	Single price		Lower price		Higher price
Lots 9 -15, 17, 30, 31, 40 – 45, 54, 64, 65, 68, 18 – 22 and 32 - 39	\$	or range between	\$150,000	&	\$167,000
Lots 27 – 29 and 23 - 25	\$	or range between	\$128,000	&	\$140,000
Lots 2 – 7, 16, 26 and 63	\$	or range between	\$169,000	&	\$185,000
Lot 1	\$186,000	or range between	\$*	&	\$
Lots 70 & 71	\$230,000	or range between	\$*	&	\$

Additional entries may be included or attached as required.

#### Unit median sale price





# Comparable property sales

## Unit type or class

E.g. One bedroom units	Address of comparable unit	Price	Date of sale
Lots 1 - 22, 26, 30 - 45	6 Juilette Court, Maiden Gully	\$175,000	14/11/2016
	2 Juilette Court, Maiden Gully	\$185,000	09/02/2017
	13 Cabernet Drive, Maiden Gully	\$160,000	15/03/2017

### Unit type or class

E.g. One bedroom units	Address of comparable unit	Price	Date of sale
Lots 27 – 29 and Lots 23 -25	9 Merlot Close, Maiden Gully	\$135,000	10/01/2017
	8 Merlot Close, Maiden Gully	\$135,000	18/01/2017
	13 Cabernet Drive, Maiden Gully	\$160,000	15/03/2017

#### Unit type or class

E.g. One bedroom units	Address of comparable unit	Price	Date of sale
Lots 70 and 71	117 Pioneer Drive, Maiden Gully	\$213,000	24/11/2016
	6 Clay Gully Court, Maiden Gully	\$199,000	04/01/2018
	32 Smiths Road, Maiden Gully	\$215,000	31/05/2017