

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

Armitage Estate, 830 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

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

Median price \$180,000

Suburb or locality Maiden Gully, VIC, 3551

Period - From 1 April 2017

To 31 March 2018

Source Price Finder

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, 54, 63, 64, 65 and 68	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