

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

Lots 7,8,9,55 and 56 Westbury Estate - Villawood

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

(*Delete single price or range as applicable)

Single price \$* or range between \$*155,000 & \$165,000

Median sale price

(*Delete house or unit as applicable)

Median price \$177,500

*House

*unit

Suburb
or locality

Maiden Gully

14.2.16

to 14.7.17

Source Price Finder

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

B* **Either** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months*.

Or 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*.

(*Delete as applicable)

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

Lots 16 Westbury Estate - Villawood

Indicative selling price

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

Single price \$ or range between \$170,000 & \$180,000

Median sale price

(*Delete house or unit as applicable)

Median price \$177,500 *House *unit Suburb or locality Maiden Gully

Period - From 14.2.16 to 14.7.17 Source Price Finder

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

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

| Address of comparable property | Price | Date of sale |
|--------------------------------|-----------|--------------|
| 3 Juliet Crt Maiden Gully | \$175,000 | 14.11.16 |
| 11 Parklands Way Maiden Gully | \$172,000 | 19.4.16 |
| 18 Amanda Drive Maiden Gully | \$170,000 | 9.2.16 |

OR

B* **Either** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months*.

Or 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*.

(*Delete as applicable)

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

Lots 18 and 19 Westbury Estate - Villawood

Indicative selling price

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

Single price

or range between

\$145,000

&

\$155,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$177,500

*House

*unit

Suburb
or locality

Maiden Gully

14.2.16

to

14.7.17

Source

Price Finder

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

- B*** **Either** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months*.
- Or** 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*.

(*Delete as applicable)