

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

419 – 425 Napier Street, White Hills, Vic 3550

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 1, 2, 4, 5 | \$154,950 | or range between | | & | |
| Lot 17 | \$158,950 | or range between | \$* | & | \$ |
| Lot 13 | \$159,500 | or range between | \$* | & | \$ |
| Lot 6, 31 | \$159,950 | or range between | \$* | & | \$ |
| Lot 30 | \$160,500 | or range between | \$* | & | \$ |
| Lot 7 | \$160,950 | | | | |
| Lot 29 | \$161,500 | | | | |
| Lots 8, 9, 27, 28, 32 | \$162,950 | | | | |
| Lot 18 | \$163,950 | | | | |
| Lot 35 | \$164,950 | | | | |
| Lot 34 | \$166,950 | | | | |
| Lot 38, 39, 40, 41, 42 | \$167,950 | | | | |
| Lots 36, 37 | \$168,950 | | | | |



Unit type or class

e.g. One bedroom units

Single price**Lower price****Higher price**

| | |
|--------|-----------|
| Lot 33 | \$169,950 |
| Lot 26 | \$174,950 |
| Lot 43 | \$179,000 |

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Unit median sale price**X VACANT LAND**

Median price \$152,800

Suburb or locality WHITE HILLS

Period - From 01/01/2017

To 31/12/2017

Source PRICE FINDER

Comparable property sales

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**

| | | | |
|---------------------------------------------|----------------------------------|-----------|------------|
| All available lots between Lot 1 and Lot 43 | Lot 11 Rheola Drive, White Hills | \$159,950 | 09/06/2017 |
| | Lot 15 Rheola Drive, White Hills | \$165,000 | 09/05/2017 |
| | Lot 22 Rheola Drive, White Hills | \$166,500 | 09/06/2017 |