

### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 9 JULIAN WAY, CALIFORNIA GULLY, VIC 🕮 4 🕒 2 🚓 2







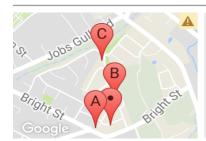
**Indicative Selling Price** 

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

Single Price: \$319,000

Provided by: Rick Bishop, Tony Harrington Estate Agents

### **MEDIAN SALE PRICE**



# **CALIFORNIA GULLY, VIC, 3556**

**Suburb Median Sale Price (House)** 

\$255,000

01 October 2016 to 30 September 2017

Provided by: **pricefinder** 

### **COMPARABLE PROPERTIES**

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.



73 BRIGHT ST, CALIFORNIA GULLY, VIC 3556







Sale Price

\$310,000

Sale Date: 08/06/2017

Distance from Property: 99m





2 ALIZA AVE, CALIFORNIA GULLY, VIC 3556







Sale Price

\$327,500

Sale Date: 19/12/2016

Distance from Property: 186m





43 WESTWOOD DR, CALIFORNIA GULLY, VIC







Sale Price

\$340.000

Sale Date: 28/09/2016

Distance from Property: 476m



# 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 and postcode	9 JULIAN WAY, CALIFORNIA GULLY, VIC 3556
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## Indicative selling price

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

Single Price:	\$319,000

## Median sale price

Median price	\$255,000	House	X	Unit		Suburb	CALIFORNIA GULLY
Period	01 October 2016 to 30 September 2017			Source	ce	P	ricefinder

# Comparable property sales

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
73 BRIGHT ST, CALIFORNIA GULLY, VIC 3556	\$310,000	08/06/2017
2 ALIZA AVE, CALIFORNIA GULLY, VIC 3556	\$327,500	19/12/2016
43 WESTWOOD DR, CALIFORNIA GULLY, VIC 3556	\$340,000	28/09/2016