

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: 

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

 4  2  2

Sale Price

\$310,000

Sale Date: 08/06/2017

Distance from Property: 99m



2 ALIZA AVE, CALIFORNIA GULLY, VIC 3556

 4  2  2

Sale Price

\$327,500

Sale Date: 19/12/2016

Distance from Property: 186m



43 WESTWOOD DR, CALIFORNIA GULLY, VIC

 4  2  2

Sale Price

\$340,000

Sale Date: 28/09/2016

Distance from Property: 476m



This report has been compiled on 27/11/2017 by Tony Harrington Estate Agents. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

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



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