

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

10 DOVE COURT CALIFORNIA GULLY VIC 3556

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

\$650,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$452,000

Property type

House

Suburb

California Gully

Period-from

01 Nov 2021

to

31 Oct 2022

Source

Corelogic

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

A* 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

13 PARKER STREET CALIFORNIA GULLY VIC 3556	\$625,000	07-Sep-22
11 FALCON DRIVE CALIFORNIA GULLY VIC 3556	\$615,000	29-Sep-22
105 AVERYS ROAD JACKASS FLAT VIC 3556	\$620,000	11-Jul-22

OR

B* 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.

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Real Estate

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**13 PARKER STREET CALIFORNIA
GULLY VIC 3556**

3 2 2

Sold Price

\$625,000

Sold Date

07-Sep-22

Distance

0.16km



**11 FALCON DRIVE CALIFORNIA
GULLY VIC 3556**

4 2 4

Sold Price

^{RS} **\$615,000**

Sold Date

29-Sep-22

Distance

0.14km



**105 AVERYS ROAD JACKASS FLAT
VIC 3556**

3 2 2

Sold Price

\$620,000

Sold Date

11-Jul-22

Distance

0.56km



**15 FAIRFIELD BOULEVARD
JACKASS FLAT VIC 3556**

3 2 -

Sold Price

^{RS} **\$275,000**

Sold Date

07-Oct-22

Distance

0.85km

RS = Recent sale

UN = Undisclosed Sale

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