

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

2 Manning Avenue, California Gully VIC 3550

Indicative selling price

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

Range Between \$330,000 & \$345,000

Median sale price

Median Price

\$274,000

House



Suburb
or locality

California Gully

Period - From

Jan 2018

to

Aug 2018

Source

Pricefinder

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

1 20 Henkel St, Long Gully VIC 3550

\$347,000

19/02/2018

2 67 Green St, California Gully VIC 3550

\$328,000

03/01/2018

3 7 Henkel St, Long Gully VIC 3550

\$299,000

15/01/2018