

Statement of Information

Property offered for sale

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Ado Including subu locality andpost	irb or	Street, California G	ully Vic 3556	*
Indicative sellin	g price			
For the meaning of	f this price see co	nsumer.vic.gov.au/ι	underquoting	
Range between	\$275,000	&	\$302,500	

Median sale price

Median price	\$305,000	Ног	ıse	Х	Unit		Suburb or locality	California Gully
Period - From	01/01/2018	to	31/1	2/2018		Source	REIV	

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 eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	13 Aliza Av CALIFORNIA GULLY 3556	\$285,000	30/05/2018
2	30 Barrell St CALIFORNIA GULLY 3556	\$290,000	14/03/2019
3	60 Averys Rd CALIFORNIA GULLY 3556	\$299,000	13/03/2018

OR

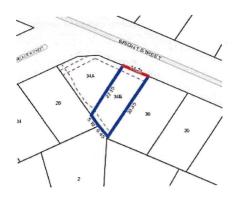
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.





Account - Dungey Carter Ketterer | P: 03 5440 5000







Rooms: Property Type: Agent Comments Indicative Selling Price \$275,000 - \$302,500 Median House Price Year ending December 2018: \$305,000

Comparable Properties



13 Aliza Av CALIFORNIA GULLY 3556 (VG)

3





Price: \$285,000 Method: Sale Date: 30/05/2018

Rooms: -

Property Type: House (Res) Land Size: 448 sqm approx Agent Comments









Price: \$290,000 Method: Private Sale Date: 14/03/2019

Rooms: 4

Property Type: House

Agent Comments



60 Averys Rd CALIFORNIA GULLY 3556

(REI/VG)







Price: \$299,000 Method: Private Sale Date: 13/03/2018

Rooms: 5

Property Type: House Land Size: 330 sqm approx

Agent Comments

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