## 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 or locality and postcode

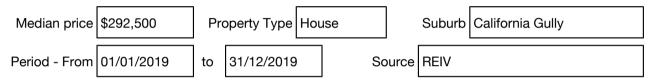
1/39 Jobs Gully Road, California Gully Vic 3556

#### Indicative selling price

For the meaning of this		

Single price \$180,000

#### Median sale price



#### 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
1	3/8 Gill Av CALIFORNIA GULLY 3556	\$197,000	21/10/2019
2	1/114 Wood St CALIFORNIA GULLY 3556	\$180,000	16/04/2019
3	1/1 Esler St CALIFORNIA GULLY 3556	\$160,000	13/01/2019

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.

This Statement of Information was prepared on:

14/04/2020 09:21









Property Type: Unit Agent Comments Indicative Selling Price \$180,000 Median House Price Year ending December 2019: \$292,500

# **Comparable Properties**



3/8 Gill Av CALIFORNIA GULLY 3556 (VG)



Price: \$197,000 Method: Sale Date: 21/10/2019 Property Type: Flat/Unit/Apartment (Res)



1/114 Wood St CALIFORNIA GULLY 3556 (REI/VG) Agent Comments

Agent Comments

Agent Comments



Price: \$180,000 Method: Private Sale Date: 16/04/2019 Rooms: 6 Property Type: Unit

1/1 Esler St CALIFORNIA GULLY 3556 (VG)



Price: \$160,000

Method: Sale Date: 13/01/2019 Property Type: Flat/Unit/Apartment (Res)

Account - Dungey Carter Ketterer | P: 03 5440 5000



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.