

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 price see consumer.vic.gov.au/underquoting

Single price

\$180,000

Median sale price

Median price

\$292,500

Property Type

House

Suburb

California Gully

Period - From

01/01/2019

to

31/12/2019

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 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



2 1 1

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)

Agent Comments

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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

2 1 2

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



1/1 Esler St CALIFORNIA GULLY 3556 (VG)

Agent Comments

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Price: \$160,000
Method: Sale
Date: 13/01/2019
Property Type: Flat/Unit/Apartment (Res)