

# 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 Mccoy Street, California Gully Vic 3556

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$440,000 & \$460,000

### Median sale price

Median price \$379,500 Property Type House Suburb California Gully

Period - From 01/01/2021 to 31/03/2021 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	2 Mccoy St CALIFORNIA GULLY 3556	\$453,000	07/07/2021
2	67 Gill Av CALIFORNIA GULLY 3556	\$473,500	14/05/2021
3	14 Cowper St NORTH BENDIGO 3550	\$480,000	16/02/2021

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:

08/07/2021 12:14

1 Mccoy Street, California Gully Vic 3556



Dungey Carter Ketterer  
REAL ESTATE AGENTS

Justin Pell C.A.R.

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3 1 3

**Property Type:**

Divorce/Estate/Family Transfers

**Land Size:** 759 sqm approx

Agent Comments

**Indicative Selling Price**

\$440,000 - \$460,000

**Median House Price**

March quarter 2021: \$379,500

## Comparable Properties



**2 McCoy St CALIFORNIA GULLY 3556 (REI)**

Agent Comments

3 1 5

**Price:** \$453,000

**Method:** Private Sale

**Date:** 07/07/2021

**Property Type:** House

**Land Size:** 593 sqm approx



**67 Gill Av CALIFORNIA GULLY 3556 (REI)**

Agent Comments

3 1 4

**Price:** \$473,500

**Method:** Private Sale

**Date:** 14/05/2021

**Property Type:** House

**Land Size:** 722 sqm approx



**14 Cowper St NORTH BENDIGO 3550 (REI/VG)**

Agent Comments

3 1 1

**Price:** \$480,000

**Method:** Private Sale

**Date:** 16/02/2021

**Property Type:** House

**Land Size:** 784.74 sqm approx

**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.