# 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 |            |     |             |     |           |      |        |                  |  |
|--|------------|-----|-------------|-----|-----------|------|--------|------------------|--|
| Range betweer  | \$440,000  |     | &           |     | \$460,000 |      |        |                  |  |
| Median sale p  | rice       |     |             |     |           |      |        |                  |  |
| Median price   | \$379,500  | Pro | operty Type | Hou | ISE       |      | Suburb | California Gully |  |
| Period - From  | 01/01/2021 | to  | 31/03/2021  |     | So        | urce | 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.

| Ad | dress 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

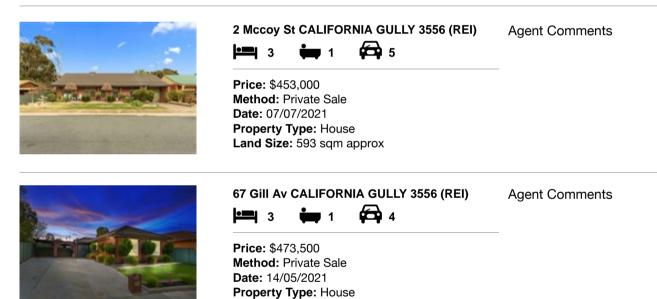






Property Type: Divorce/Estate/Family Transfers Land Size: 759 sqm approx Agent Comments Indicative Selling Price \$440,000 - \$460,000 Median House Price March quarter 2021: \$379,500

# **Comparable Properties**





14 Cowper St NORTH BENDIGO 3550 (REI/VG) Agent Comments



Land Size: 722 sqm approx

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



Property data

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.