

# 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

Lot 2, 13 Evans 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)

Single Price

\$169,000

### Median sale price

Median Price

Property Type

Land

Suburb

California Gully

Period - From

to

Source

Corelogic

### Comparable Property Sales

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 37 Moon St, Eaglehawk VIC 3556	\$165,000	07/06/2019
2 27 Sandhurst Rd, California Gully VIC 3556	\$164,000	04/05/2019
3 13 Birdwood Close, Eaglehawk VIC 3556	\$140,000	03/05/2019

This statement of Information was prepared on:

19/12/19