

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

18 Firth Street, California Gully VIC 3550

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range Between \$410,000 & \$430,000

Median sale price

Median Price

\$290,000

Property
Type

House

Suburb

California Gully

Period - From

Jan 2019

to

Dec 2019

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	10 Sandhurst Dr CALIFORNIA GULLY 3556 VIC	\$392,500	20/09/2019
2	53 Murdock St CALIFORNIA GULY 3556 VIC	\$440,000	26/07/2019
3	15 Jobs Gully Rd EAGLEHAWK 3556 VIC	\$387,000	20/09/2019

This statement of Information was prepared on: 24/03/20