

## 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

19 Hunter Ave, California Gully

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price  or range between \$325,000.00 & \$335,000.00

### Median sale price

Median price

\$ 312,500.00

Property type

Residential

Suburb

California Gully

Period - From

3.08.2019

to

3.08.2020

Source

Realestate.com

### 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
3 Shepperbottom St, California Gully	\$360,000	08.07.2020
18 Arblaster St, California Gully	\$340,000	07.04.2020
30 Butler St, California Gully	\$310,000	02.08.2020

This Statement of Information was prepared on: 13<sup>th</sup> August 2020