

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)

16 Murdock Street, California Gully VIC 3556

Indicative selling price (For the meaning of this price see consumer.vic.gov.au/underquoting)

Range Between: \$340,000 & \$360,000

Median sale price

Property Type: House

Suburb: California Gully

Period – From: November 2019

to: October 2020

Median Price: \$300,000

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
26 Butler St, California Gully VIC 3556	\$328,000	18/12/2020
52 Chapple St, California Gully VIC 3556	\$335,000	18/10/2020
2 Shepperbottom St, California Gully VIC 3556	\$348,000	30/03/2020

This statement of Information was prepared on: 03/02/2021