

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

18b Murdoch, California Gully Vic 3556

Indicative selling price

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

Single price

\$280,000

Median sale price

Median price

\$243,000

House

X

Unit

Suburb

California Gully

Period - From

01/01/2017

to

31/12/2017

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

- A*** These are the three properties sold within two kilometres of the property for sale in the last six 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	84 Gill Av CALIFORNIA GULLY 3556	\$305,000	29/11/2017
2	1 Margaret Ct CALIFORNIA GULLY 3556	\$272,500	08/02/2018
3	3 Manooka Ct CALIFORNIA GULLY 3556	\$260,000	22/12/2017

OR

- B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



3 2 1

Rooms:
Property Type: House
Agent Comments

Indicative Selling Price
\$280,000
Median House Price
Year ending December 2017: \$243,000

Comparable Properties



84 Gill Av CALIFORNIA GULLY 3556 (REI/VG) **Agent Comments**

3 1 5

Price: \$305,000
Method: Private Sale
Date: 29/11/2017
Rooms: -
Property Type: House
Land Size: 610 sqm approx



1 Margaret Ct CALIFORNIA GULLY 3556 (REI) **Agent Comments**

3 1 3

Price: \$272,500
Method: Private Sale
Date: 08/02/2018
Rooms: 5
Property Type: House
Land Size: 907 sqm approx



3 Manooka Ct CALIFORNIA GULLY 3556 (VG) **Agent Comments**

3 - -

Price: \$260,000
Method: Sale
Date: 22/12/2017
Rooms: -
Property Type: House (Res)
Land Size: 632 sqm approx