

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	18b Murdoch, California Gully Vic 3556
Including suburb and	
postcode	

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	Hou	ise X	Unit		Suburk	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.



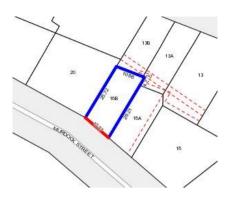




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Rooms:

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)

Price: \$305,000 Method: Private Sale Date: 29/11/2017

Rooms: -

Property Type: House Land Size: 610 sqm approx **Agent Comments**

Agent Comments





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)



Price: \$260,000 Method: Sale Date: 22/12/2017 Rooms: -

Property Type: House (Res) Land Size: 632 sqm approx

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