

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



167B UPPER CALIFORNIA GULLY ROAD,  **3**  **2**  **2**

Indicative Selling Price

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

Single Price: **\$260,000**

Provided by: Rick Bishop, Tony Harrington Estate Agents

MEDIAN SALE PRICE



CALIFORNIA GULLY, VIC, 3556

Suburb Median Sale Price (House)

\$272,000

01 January 2018 to 31 March 2018

Provided by: 

COMPARABLE PROPERTIES

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.



47 RAE ST, IRONBARK, VIC 3550

 **3**  **2**  **1**

Sale Price

\$300,000

Sale Date: 09/01/2017

Distance from Property: 2.4km



60 SANDHURST RD, CALIFORNIA GULLY, VIC

 **3**  **2**  **2**

Sale Price

\$310,000

Sale Date: 24/11/2016

Distance from Property: 1.3km



103 WOOD ST, CALIFORNIA GULLY, VIC 3556

 **3**  **2**  **1**

Sale Price

\$295,000

Sale Date: 16/11/2016

Distance from Property: 881m



This report has been compiled on 08/06/2018 by Tony Harrington Estate Agents. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

167B UPPER CALIFORNIA GULLY ROAD, CALIFORNIA GULLY, VIC 3556

Indicative selling price

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

Single Price:

\$260,000

Median sale price

Median price

\$272,000

House

X

Unit

Suburb

CALIFORNIA GULLY

Period

01 January 2018 to 31 March 2018

Source



Comparable property sales

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
47 RAE ST, IRONBARK, VIC 3550	\$300,000	09/01/2017
60 SANDHURST RD, CALIFORNIA GULLY, VIC 3556	\$310,000	24/11/2016
103 WOOD ST, CALIFORNIA GULLY, VIC 3556	\$295,000	16/11/2016