

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

79 Bright Street, California Gully Vic 3556

Indicative selling price

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

Range between \$575,000 & \$595,000

Median sale price

Median price \$460,000 Property Type House Suburb California Gully

Period - From 01/07/2023 to 30/09/2023 Source REIV

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

A* 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.

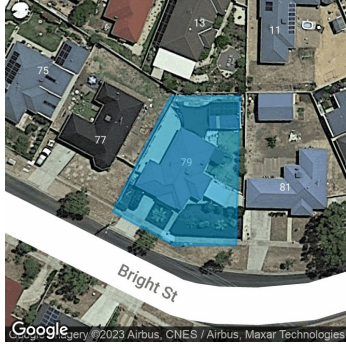
	Address of comparable property	Price	Date of sale
1	35 Westwood Dr CALIFORNIA GULLY 3556	\$600,000	07/06/2023
2	38 Westwood Dr CALIFORNIA GULLY 3556	\$595,000	28/01/2023
3	73 Bright St CALIFORNIA GULLY 3556	\$545,000	20/09/2023

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

24/10/2023 11:58



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Property Type: House
Land Size: 755 sqm approx
 Agent Comments

Indicative Selling Price
 \$575,000 - \$595,000
Median House Price
 September quarter 2023: \$460,000

Comparable Properties



35 Westwood Dr CALIFORNIA GULLY 3556 (REI/VG)

Agent Comments

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Price: \$600,000
Method: Private Sale
Date: 07/06/2023
Property Type: House
Land Size: 677 sqm approx



38 Westwood Dr CALIFORNIA GULLY 3556 (VG)

Agent Comments

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Price: \$595,000
Method: Sale
Date: 28/01/2023
Property Type: House (Previously Occupied - Detached)
Land Size: 950 sqm approx



73 Bright St CALIFORNIA GULLY 3556 (REI)

Agent Comments

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Price: \$545,000
Method: Private Sale
Date: 20/09/2023
Property Type: House
Land Size: 719 sqm approx

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