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 betweer	\$575,000		&		\$595,000				
Median sale p	rice								
Median price	\$460,000	Pro	operty Type	Hou	se		Suburb	California Gully	
Period - From	01/07/2023	to	30/09/2023		So	urce	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.

Ade	dress 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



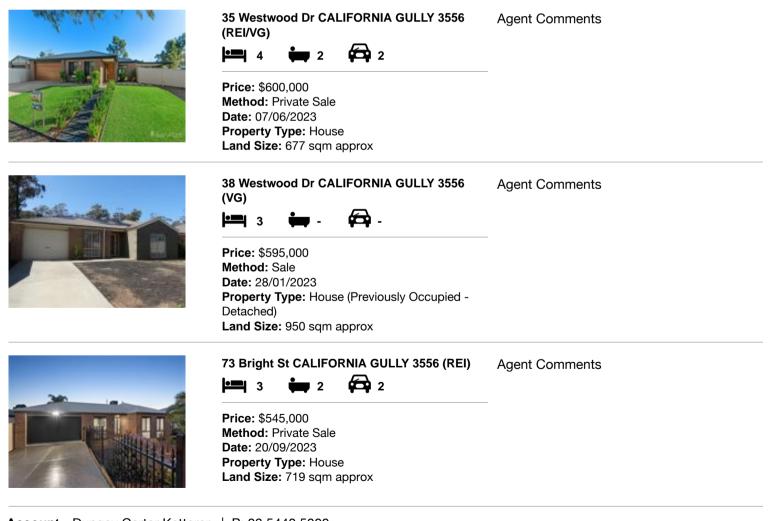






Property Type: House Land Size: 755 sqm approx Agent Comments Indicative Selling Price \$575,000 - \$595,000 Median House Price September quarter 2023: \$460,000

Comparable Properties



Account - Dungey Carter Ketterer | P: 03 5440 5000





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