

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

143 Upper California Gully Road, California Gully Vic 3556

Indicative selling price

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

Range \$320,000-\$350,000

Median sale price

Median Price \$239,311 | House | California Gully

Period – From 18th October 2017 to 18th January 2018 Source – RPdata

Comparable property sales

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
107 Upper California Gully Road, California Gully Vic 3556	\$320,000	06/03/2017
5 McCormacks Road, Eaglehawk Vic 3556	\$331,000	07/02/2017
22 Taylor Street, California Gully Vic 3556	\$355,000	21/07/2017