

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

2 Shepperbottom Street, California Gully VIC 3556

Indicative selling price

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

Range Between \$340,000 & \$360,000

Median sale price

Median Price

\$285,000

Property
Type

House

Suburb

California Gully

Period - From

Nov 2018

to

Oct 2019

Source

Corelogic

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

1	18 Panton St, Eaglehawk VIC 3556	\$340,000	09/08/2019
2	23 Arblaster St, California Gully VIC 3556	\$357,500	06/09/2019
3	8 Westwood Dr, California Gully VIC 3556	\$360,000	11/04/2019

This statement of Information was prepared on:

10/03/2020