



Anita Harrington
P 03 5442 2255
M 03 5442 2255
E anita@tonyharrington.com.au

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4/15 Nelson Street California Gully VIC 3556

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$255,000

&

\$265,000

Median sale price

(*Delete house or unit as applicable)

Median Price

*House

*Unit

X

Suburb

California Gully

Period-from

to

Source

Corelogic

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

3/20 Dowding Street California Gully VIC 3556	\$266,500	26-Apr-19
4/68 Wood Street California Gully VIC 3556	\$255,500	18-Jun-19
2/20 Dowding Street California Gully VIC 3556	\$265,000	12-Dec-18

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.~~

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3/20 Dowding Street California Gully VIC 3556

2 1 1

Sold Price **\$266,500** Sold Date **26-Apr-19**

Distance **0.4km**



4/68 Wood Street California Gully VIC 3556

2 1 1

Sold Price **\$255,500** Sold Date **18-Jun-19**

Distance **0.4km**



2/20 Dowding Street California Gully VIC 3556

2 1 1

Sold Price **\$265,000** Sold Date **12-Dec-18**

Distance **0.41km**



1/109 Victoria Street Eaglehawk VIC 3556

2 1 1

Sold Price **\$252,500** Sold Date **15-May-19**

Distance **1.09km**

RS = Recent sale UN = Undisclosed Sale

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