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## STATEMENT OF INFORMATION

# Single residential property located outside the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

2/80 Bright Street, California Gully VIC 3556
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

\$120,000 - \$125,000
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### Median sale price

Median price	<table border="1"><tr><td>\$272,500</td></tr></table>	\$272,500	House	<table border="1"><tr><td>X</td></tr></table>	X	Suburb or locality	<table border="1"><tr><td>California Gully</td></tr></table>	California Gully
\$272,500								
X								
California Gully								
Period - From	<table border="1"><tr><td>Nov 30<sup>th</sup> 2018</td></tr></table>	Nov 30 <sup>th</sup> 2018	to	<table border="1"><tr><td>Jan 3<sup>rd</sup> 2019</td></tr></table>	Jan 3 <sup>rd</sup> 2019	Source	<table border="1"><tr><td><a href="http://www.realestate.com.au">www.realestate.com.au</a></td></tr></table>	<a href="http://www.realestate.com.au">www.realestate.com.au</a>
Nov 30 <sup>th</sup> 2018								
Jan 3 <sup>rd</sup> 2019								
<a href="http://www.realestate.com.au">www.realestate.com.au</a>								

### Comparable property sales

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.