

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 and
postcode

74 WOOD 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$456,250

Property type

House

Suburb

California Gully

Period-from

01 Jan 2024

to

31 Dec 2024

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

5 MANNING AVENUE CALIFORNIA GULLY VIC 3556	\$465,000	24-Jul-24
8 SMALLEY STREET CALIFORNIA GULLY VIC 3556	\$460,000	05-Jul-24
49-51 WOOD STREET CALIFORNIA GULLY VIC 3556	\$457,500	08-Jul-24

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: 28 January 2025



**5 MANNING AVENUE CALIFORNIA
GULLY VIC 3556**

3 1 1

Sold Price

\$465,000

Sold Date

24-Jul-24

Distance

0.27km



**8 SMALLEY STREET CALIFORNIA
GULLY VIC 3556**

2 1 -

Sold Price

\$460,000

Sold Date

05-Jul-24

Distance

0.05km



**49-51 WOOD STREET CALIFORNIA
GULLY VIC 3556**

4 2 -

Sold Price

\$457,500

Sold Date

08-Jul-24

Distance

0.35km

RS = Recent sale

UN = Undisclosed Sale

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