

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



13C BROWN STREET, CALIFORNIA

 4  2  2

Indicative Selling Price

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

Single Price: **\$399,000**

Provided by: Greg Heard, Heard & Co. Real Estate

MEDIAN SALE PRICE



CALIFORNIA GULLY, VIC, 3556

Suburb Median Sale Price (House)

\$244,250

01 April 2017 to 31 March 2018

Provided by: 

COMPARABLE PROPERTIES

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.



4 CHAPLIN CRT, EAGLEHAWK, VIC 3556

 4  2  2

Sale Price

\$380,000

Sale Date: 22/01/2018

Distance from Property: 2.5km



3 BARNBOUGLE PL, EAGLEHAWK, VIC 3556

 5  2  2

Sale Price

\$399,000

Sale Date: 06/09/2017

Distance from Property: 3km



19 KINGSTON DR, EAGLEHAWK, VIC 3556

 3  2  2

Sale Price

\$385,000

Sale Date: 31/03/2017

Distance from Property: 2.8km



This report has been compiled on 14/05/2018 by Heard & Co. Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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

13C BROWN STREET, CALIFORNIA GULLY, VIC 3556

Indicative selling price

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

Single Price:

\$399,000

Median sale price

Median price

\$244,250

House

X

Unit

Suburb

CALIFORNIA GULLY

Period

01 April 2017 to 31 March 2018

Source



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
4 CHAPLIN CRT, EAGLEHAWK, VIC 3556	\$380,000	22/01/2018
3 BARNBOUGLE PL, EAGLEHAWK, VIC 3556	\$399,000	06/09/2017
19 KINGSTON DR, EAGLEHAWK, VIC 3556	\$385,000	31/03/2017