

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

31 Barrell 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

\$220,000

&

\$240,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$285,000

Property type

House

Suburb

California Gully

Period-from

01 Jan 2019

to

31 Dec 2019

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

4 Arblaster Street California Gully VIC 3556	\$246,500	09-Apr-19
362 Eaglehawk Road California Gully VIC 3556	\$238,000	18-Mar-19
49 Nelson Street California Gully VIC 3556	\$250,000	19-Jul-19

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: 20 January 2020



4 Arblaster Street California Gully VIC 3556

 3
  1
  1

Sold Price

\$246,500

Sold Date

09-Apr-19

Distance

0.15km


362 Eaglehawk Road California Gully VIC 3556

 3
  1
  1

Sold Price

\$238,000

Sold Date

18-Mar-19

Distance

0.31km


49 Nelson Street California Gully VIC 3556

 3
  1
  2

Sold Price

\$250,000

Sold Date

19-Jul-19

Distance

0.56km

RS = Recent sale

UN = Undisclosed Sale

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