

# 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 or  
locality and postcode

21 Wingoon Drive, California Gully Vic 3556

#### Indicative selling price

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

Range between \$335,000 & \$350,000

#### Median sale price

Median price \$275,000 House ☒ Unit ☐ Suburb or locality California Gully

Period - From 01/07/2017 to 30/06/2018 Source REIV

#### 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 eighteen 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
1	70 Kingston Dr EAGLEHAWK 3556	\$350,000	17/04/2018
2	54 Averys Rd CALIFORNIA GULLY 3556	\$350,000	22/06/2017
3	48 Curtain St EAGLEHAWK 3556	\$335,000	18/06/2018

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 eighteen months.



3   1   2

**Rooms:**  
**Property Type:** House  
**Land Size:** 884 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$335,000 - \$350,000  
**Median House Price**  
Year ending June 2018: \$275,000

## Comparable Properties



**70 Kingston Dr EAGLEHAWK 3556 (REI/VG)**

**Agent Comments**

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**Price:** \$350,000  
**Method:** Private Sale  
**Date:** 17/04/2018  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 651 sqm approx



**54 Averys Rd CALIFORNIA GULLY 3556 (VG)**

**Agent Comments**

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**Price:** \$350,000  
**Method:** Sale  
**Date:** 22/06/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 630 sqm approx



**48 Curtain St EAGLEHAWK 3556 (REI/VG)**

**Agent Comments**

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**Price:** \$335,000  
**Method:** Private Sale  
**Date:** 18/06/2018  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 922 sqm approx