

## 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)

25 Bright Street, California Gully VIC 3556

**Indicative selling price** (For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting))

Range Between: \$330,000 - \$350,000

### Median sale price

Property Type: House

Suburb: California Gully

Period – From: February 2020

to: March 2021

Median Price: \$337,500

Source: Corelogic

### 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
72 Bright Street California Gully, VIC, 3556	\$376,200	02/06/2021
25 Green Street California Gully, VIC, 3556	\$330,000	19/05/2021
114 Victoria Street Eaglehawk, VIC, 3556	\$336,000	12/03/2021

This statement of Information was prepared on: 13/07/2021