

## 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

2/27 Arblaster Street 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$290,000

&

\$310,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$270,000

Property type

Unit

Suburb

California Gully

Period-from

01 Dec 2020

to

30 Nov 2021

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

2/34 Barrell Street California Gully VIC 3556	\$297,000	17-Sep-21
3/269 Eaglehawk Road Long Gully VIC 3550	\$306,000	06-Oct-21
3/233 Eaglehawk Road Long Gully VIC 3550	\$305,000	19-Oct-20

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: 01 December 2021



**2/34 Barrell Street California Gully  
VIC 3556**

Sold Price

**\$297,000**

Sold Date

**17-Sep-21**

2

1

1

Distance

**0.35km**



**3/269 Eaglehawk Road Long Gully  
VIC 3550**

Sold Price

**\$306,000**

Sold Date

**06-Oct-21**

2

1

1

Distance

**1.49km**



**3/233 Eaglehawk Road Long Gully  
VIC 3550**

Sold Price

**\$305,000**

Sold Date

**19-Oct-20**

2

1

1

Distance

**1.84km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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