

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

41 DOWDING 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

\$385,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Other

Suburb

California Gully

Period-from

01 May 2021

to

30 Apr 2022

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

24A CHRISTIAN STREET CALIFORNIA GULLY VIC 3556	\$395,000	16-Mar-22
128 UPPER CALIFORNIA GULLY ROAD CALIFORNIA GULLY VIC 3556	\$378,500	19-Mar-22
5 STALEY STREET CALIFORNIA GULLY VIC 3556	\$390,000	24-Feb-22

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: 05 May 2022

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**24A CHRISTIAN STREET
CALIFORNIA GULLY VIC 3556**

2 1 1

Sold Price ^{RS} **\$395,000** ^{UN} Sold Date **16-Mar-22**

Distance **0.1km**



**128 UPPER CALIFORNIA GULLY
ROAD CALIFORNIA GULLY VIC
3556**

2 1 1

Sold Price ^{RS} **\$378,500** Sold Date **19-Mar-22**

Distance **0.51km**



**5 STALEY STREET CALIFORNIA
GULLY VIC 3556**

2 1 1

Sold Price **\$390,000** Sold Date **24-Feb-22**

Distance **0.68km**

RS = Recent sale **UN** = Undisclosed Sale

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