Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 27 Julian Way, California Gully Vic 3556

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$545,000		&		\$575,000			
Median sale p	rice							
Median price	\$451,500	Pro	operty Type	Hou	se		Suburb	California Gully
Period - From	01/04/2021	to	31/03/2022		So	urce	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 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	12 Aliza Av CALIFORNIA GULLY 3556	\$595,000	18/05/2022
2	40 Brooklands Dr JACKASS FLAT 3556	\$590,000	18/11/2021
3	6 Aliza Av CALIFORNIA GULLY 3556	\$580,000	11/10/2021

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:

24/05/2022 09:47



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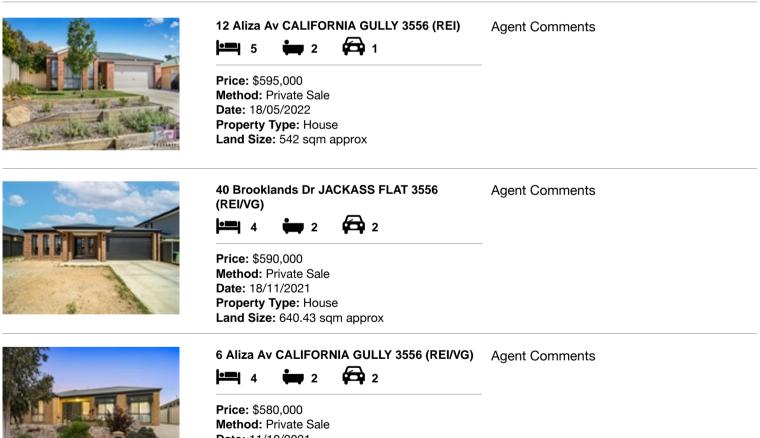
Justin Pell C.A.R. 0408 949 775 justin@dck.com.au





Property Type: house **Land Size:** 587 sqm approx Agent Comments Indicative Selling Price \$545,000 - \$575,000 Median House Price Year ending March 2022: \$451,500

Comparable Properties



Method: Private Sale Date: 11/10/2021 Property Type: House Land Size: 611 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000



propertydata

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