

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

23 Arblaster Street, California Gully Vic 3550

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 \$350,000 & \$370,000

Median sale price

Median price

\$267,500

Property type

House

Suburb

California Gully

Period - From

29th July 2018

to

29th July 2019

Source

Realestate.com.au

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
18 Wattle View Grove, California Gully Vic 3550	\$341,000	06/08/2019
19 Brown Street, California Gully Vic 3550	\$350,000	21/08/2019
37 Barrell Street, California Gully Vic 3550	\$330,000	08/10/2018

This Statement of Information was prepared on: 23rd August 2019