

## Statement of Information

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

8 Westwood Drive, 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)

Range Between \$345,000 & \$365,000

### Median sale price

Median Price \$274,000

House



Suburb  
or locality

California Gully

Period - From Jan 2018

to

Dec 2018

Source

Pricefinder

### 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

|   |  |           |            |
|---|--|-----------|------------|
| 1 | 22 Wingoon Dr, California Gully VIC 3556 | \$365,000 | 07/12/2018 |
| 2 | 81 Jobs Gully Rd, Eaglehawk VIC 3556     | \$345,000 | 30/08/2018 |
| 3 | 21 Wingoon Dr, California Gully VIC 3556 | \$342,500 | 20/09/2018 |