

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

4 Terage Court, California Gully Vic 3556

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$550,000 & \$570,000

Median sale price

Median price \$474,000 Property Type House Suburb California Gully

Period - From 01/04/2022 to 31/03/2023 Source 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.

	Address of comparable property	Price	Date of sale
1	17 Chapple St EAGLEHAWK 3556	\$565,000	07/06/2022
2	4 Capital Ct EAGLEHAWK 3556	\$560,000	21/04/2022
3	7 Falcon Dr CALIFORNIA GULLY 3556	\$557,000	10/05/2023

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:

26/05/2023 12:39



3 2 2

Rooms: 6
Property Type: House
Land Size: 625 sqm approx
Agent Comments

Indicative Selling Price
\$550,000 - \$570,000
Median House Price
Year ending March 2023: \$474,000

Comparable Properties



17 Chapple St EAGLEHAWK 3556 (REI/VG)

Agent Comments

3 2 3

Price: \$565,000
Method: Private Sale
Date: 07/06/2022
Property Type: House
Land Size: 649 sqm approx



4 Capital Ct EAGLEHAWK 3556 (REI/VG)

Agent Comments

3 2 2

Price: \$560,000
Method: Private Sale
Date: 21/04/2022
Property Type: House
Land Size: 775 sqm approx



7 Falcon Dr CALIFORNIA GULLY 3556 (REI)

Agent Comments

3 2 3

Price: \$557,000
Method: Private Sale
Date: 10/05/2023
Property Type: House
Land Size: 664 sqm approx