

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

14 Murdock Street, California Gully VIC 3556

Indicative selling price

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

Single Price \$225,000

Median sale price

Median Price

\$283,750

Property
Type

House

Suburb

California Gully

Period - From

Oct 2018

to

Sep 2019

Source

Corelogic

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	75 Church St, Eaglehawk VIC 3556	\$227,500	23/01/2019
2	132 Upper California Gully Rd, California Gully VIC 3556	\$225,000	23/01/2019
3	137 Upper California Gully Rd, California Gully VIC 3556	\$225,000	27/03/2019

This statement of Information was prepared on:

03/01/2020