

## 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

43B Watson Avenue 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)

Single Price \$325,000

### Median sale price

Median Price

\$283,750

Property  
Type

House

Suburb

California Gully

Period - From

Oct 2018

to

Nov 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	28 Barrell St, California Gully VIC 3556	\$318,000	25/06/2019
2	11a Christian St, California Gully VIC 3556	\$312,500	27/08/2019
3	24a Nelson St, California Gully VIC 3556	\$295,500	22/11/2019

This statement of Information was prepared on:

03/02/2020