

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

7 Meggs Court, California Gully Vic 3556

Indicative selling price

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

Range \$215,000-\$230,000

Median sale price

Median Price \$255,000 | House | California Gully

Period – From January 2017 to June 2017 Source – RPdata

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 Mathrick Street, California Gully Vic 3556	\$223,000	21/06/2016
23 Nelson Street, California Gully Vic 3556	\$210,000	24/12/2016
87 Nelson Street, California Gully Vic 3556	\$210,000	12/04/2017