

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

15 Weatherall Street, California Gully Vic 3556

Indicative selling price

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

Single price \$310,000

Median sale price

Median price \$310,000

Property Type House

Suburb California Gully

Period - From 19/06/2019

to 18/06/2020

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	15 Green St LONG GULLY 3550	\$321,000	10/03/2020
2	45a Weeroona Av WHITE HILLS 3550	\$315,000	08/01/2019
3	37 Moran St LONG GULLY 3550	\$310,000	11/02/2020

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:

19/06/2020 11:48



2 1 2

Property Type: House
Land Size: 778 sqm approx
Agent Comments

Indicative Selling Price

\$310,000

Median House Price

19/06/2019 - 18/06/2020: \$310,000

Comparable Properties



15 Green St LONG GULLY 3550 (VG)

Agent Comments

2 - -

Price: \$321,000
Method: Sale
Date: 10/03/2020
Property Type: House (Previously Occupied - Detached)
Land Size: 693 sqm approx



45a Weeroona Av WHITE HILLS 3550 (REI/VG) **Agent Comments**

2 1 2

Price: \$315,000
Method: Private Sale
Date: 08/01/2019
Rooms: 5
Property Type: House
Land Size: 660 sqm approx



37 Moran St LONG GULLY 3550 (REI/VG)

Agent Comments

2 1 1

Price: \$310,000
Method: Private Sale
Date: 11/02/2020
Rooms: 3
Property Type: House
Land Size: 1240 sqm approx