## 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

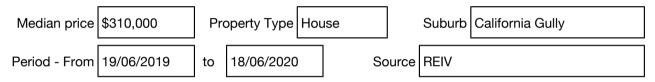
15 Weatherall Street, California Gully Vic 3556

#### Indicative selling price

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Single price \$310,000

#### Median sale price



#### 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.

Ado	dress 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









**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)



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

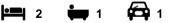


45a Weeroona Av WHITE HILLS 3550 (REI/VG) Agent Comments



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



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

Account - Dungey Carter Ketterer | P: 03 5440 5000



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.