

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 and
postcode

16 Alliance Avenue California Gully VIC 3556

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$400,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$290,000

Property type

House

Suburb

California Gully

Period-from

01 Apr 2019

to

31 Mar 2020

Source

Corelogic

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

10 Sandhurst Drive California Gully VIC 3556	\$392,500	06-Jan-20
14 Sandhurst Drive California Gully VIC 3556	\$375,000	21-Feb-20
55 Orlando Street Eaglehawk VIC 3556	\$393,000	06-Feb-20

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: 16 April 2020



10 Sandhurst Drive California Gully VIC 3556

Sold Price

\$392,500

Sold Date

06-Jan-20
 4  2  2

Distance

0.32km


14 Sandhurst Drive California Gully VIC 3556

Sold Price

\$375,000

Sold Date

21-Feb-20
 3  2  2

Distance

0.34km


55 Orlando Street Eaglehawk VIC 3556

Sold Price

\$393,000

Sold Date

06-Feb-20
 3  2  2

Distance

1.96km

RS = Recent sale

UN = Undisclosed Sale

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