



**Property  
Plus**

REAL ESTATE

# **STATEMENT OF INFORMATION**

111 UPPER CALIFORNIA GULLY ROAD, CALIFORNIA GULLY, VIC 3556

PREPARED BY DI SELWOOD, PROPERTY PLUS REAL ESTATE AGENTS

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**111 UPPER CALIFORNIA GULLY ROAD,**

 4  1  2

**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Single Price: \$455,000**

Provided by: Di Selwood, Property Plus Real Estate Agents

## MEDIAN SALE PRICE



**CALIFORNIA GULLY, VIC, 3556**

**Suburb Median Sale Price (House)**

**\$468,500**

01 January 2022 to 31 December 2022

Provided by: 

## COMPARABLE PROPERTIES

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.



**64 HOLDSWORTH RD, LONG GULLY, VIC 3550**

 4  1  2

**Sale Price**

**\$440,000**

Sale Date: 28/11/2022

Distance from Property: 1km



**175 UPPER CALIFORNIA GULLY RD,**

 3  1  4

**Sale Price**

**\$460,000**

Sale Date: 17/10/2022

Distance from Property: 796m



**15 BUTLER ST, CALIFORNIA GULLY, VIC 3556**

 3  1  3

**Sale Price**

**\$450,000**

Sale Date: 28/08/2022

Distance from Property: 444m



This report has been compiled on 03/02/2023 by Property Plus Real Estate Agents. Property Data Solutions Pty Ltd 2023 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

111 UPPER CALIFORNIA GULLY ROAD, CALIFORNIA GULLY, VIC 3556

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single Price: \$455,000

### Median sale price

Median price: \$468,500

Property type: House

Suburb: CALIFORNIA GULLY

Period: 01 January 2022 to 31 December 2022

Source: 

### 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
64 HOLDSWORTH RD, LONG GULLY, VIC 3550	\$440,000	28/11/2022
175 UPPER CALIFORNIA GULLY RD, CALIFORNIA GULLY, VIC 3556	\$460,000	17/10/2022
15 BUTLER ST, CALIFORNIA GULLY, VIC 3556	\$450,000	28/08/2022

This Statement of Information was prepared on: 03/02/2023