

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

96 BRIGHT STREET 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

or range
between

\$430,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$448,500

Property type

House

Suburb

California Gully

Period-from

01 Aug 2021

to

31 Jul 2022

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

27 MARKET STREET EAGLEHAWK VIC 3556	\$465,000	11-Feb-22
5 TRUMBLE STREET EAGLEHAWK VIC 3556	\$491,500	24-May-22

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.

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**27 MARKET STREET EAGLEHAWK
VIC 3556**

 3  1  3

Sold Price

\$465,000

Sold Date

11-Feb-22

Distance

2.19km**5 TRUMBLE STREET EAGLEHAWK
VIC 3556**

 3  1  2

Sold Price

\$491,500

Sold Date

24-May-22

Distance

2.55km**RS** = Recent sale**UN** = Undisclosed Sale

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