

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

1/15 Mathrick Street, California Gully Vic 3556

Indicative selling price

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

Range between

\$390,000

&

\$425,000

Median sale price

Median price

\$470,000

Property Type

House

Suburb

California Gully

Period - From

01/10/2022

to

31/12/2022

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	3 Watts Ct WHITE HILLS 3550	\$415,000	17/12/2022
2	163 Eaglehawk Rd LONG GULLY 3550	\$400,000	03/02/2023
3	5/20 Oneill St NORTH BENDIGO 3550	\$400,000	19/01/2023

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:

28/03/2023 14:36



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$390,000 - \$425,000
Median House Price
December quarter 2022: \$470,000

Comparable Properties



3 Watts Ct WHITE HILLS 3550 (REI/VG)

Agent Comments



Price: \$415,000
Method: Private Sale
Date: 17/12/2022
Property Type: House
Land Size: 313 sqm approx



163 Eaglehawk Rd LONG GULLY 3550 (REI/VG)

Agent Comments



Price: \$400,000
Method: Private Sale
Date: 03/02/2023
Property Type: House
Land Size: 369 sqm approx



5/20 Oneill St NORTH BENDIGO 3550 (REI/VG)

Agent Comments



Price: \$400,000
Method: Private Sale
Date: 19/01/2023
Property Type: Unit
Land Size: 231 sqm approx