# 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	1/15 Mathrick Street, California Gully Vic 3556
Including suburb or	•
locality and postcode	

#### Indicative selling price

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

Range between \$390,000 & \$425,000	Range between	\$390,000	&	\$425,000
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#### Median sale price

Median price	\$470,000	Pro	perty 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)

5/20 Oneill St NORTH BENDIGO 3550

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.

Α	ddress 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

#### OR

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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

\$400,000



19/01/2023



Josie Caruso 0429 014 411 iosie@dck.com.au





**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)





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



163 Eaglehawk Rd LONG GULLY 3550

(REI/VG)





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



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

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

Account - Dungey Carter Ketterer | P: 03 5440 5000





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