

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 Mccoy Street, California Gully Vic 3556

Indicative selling price

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

Range between \$440,000 & \$460,000

Median sale price

Median price \$379,500 Property Type House Suburb California Gully

Period - From 01/01/2021 to 31/03/2021 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	2 Mccoy St CALIFORNIA GULLY 3556	\$453,000	07/07/2021
2	67 Gill Av CALIFORNIA GULLY 3556	\$473,500	14/05/2021
3	14 Cowper St NORTH BENDIGO 3550	\$480,000	16/02/2021

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:

08/07/2021 12:14

1 Mccoy Street, California Gully Vic 3556



Dungey Carter Ketterer
REAL ESTATE AGENTS

Justin Pell C.A.R.

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3 1 3

Property Type:

Divorce/Estate/Family Transfers

Land Size: 759 sqm approx

Agent Comments

Indicative Selling Price

\$440,000 - \$460,000

Median House Price

March quarter 2021: \$379,500

Comparable Properties



2 McCoy St CALIFORNIA GULLY 3556 (REI)

Agent Comments

3 1 5

Price: \$453,000

Method: Private Sale

Date: 07/07/2021

Property Type: House

Land Size: 593 sqm approx



67 Gill Av CALIFORNIA GULLY 3556 (REI)

Agent Comments

3 1 4

Price: \$473,500

Method: Private Sale

Date: 14/05/2021

Property Type: House

Land Size: 722 sqm approx



14 Cowper St NORTH BENDIGO 3550 (REI/VG)

Agent Comments

3 1 1

Price: \$480,000

Method: Private Sale

Date: 16/02/2021

Property Type: House

Land Size: 784.74 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.