

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

2 Stone Street, California Gully Vic 3556

Indicative selling price

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

Single price \$275,000

Median sale price

Median price \$305,000

House

X

Unit

Suburb or locality

California Gully

Period - From 01/01/2018

to

31/12/2018

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 eighteen 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	44 Youlden St CALIFORNIA GULLY 3556	\$315,000	27/02/2018
2	11 Eaglewood Way CALIFORNIA GULLY 3556	\$312,000	28/09/2018
3	7/20 Oneill St NORTH BENDIGO 3550	\$270,000	02/03/2018

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 eighteen months.



Rooms:

Property Type:

Agent Comments

Indicative Selling Price

\$275,000

Median House Price

Year ending December 2018: \$305,000

Comparable Properties



44 Youlden St CALIFORNIA GULLY 3556
(REI/VG)

Agent Comments



Price: \$315,000

Method: Private Sale

Date: 27/02/2018

Rooms: 5

Property Type: House

Land Size: 305 sqm approx



11 Eaglewood Way CALIFORNIA GULLY 3556
(REI/VG)

Agent Comments



Price: \$312,000

Method: Private Sale

Date: 28/09/2018

Rooms: 5

Property Type: House

Land Size: 484 sqm approx



7/20 Oneill St NORTH BENDIGO 3550 (VG)

Agent Comments



Price: \$270,000

Method: Sale

Date: 02/03/2018

Rooms: -

Property Type: Townhouse (Single)