

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

26 Wingoon Drive, California Gully Vic 3556

Indicative selling price

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

Range between \$499,000 & \$539,000

Median sale price

Median price \$314,000 Property Type House Suburb California Gully

Period - From 01/10/2019 to 30/09/2020 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	97 Kennewell St WHITE HILLS 3550	\$530,000	20/04/2020
2	4 Eastern Rd STRATHDALE 3550	\$521,000	09/01/2020
3	50 Lethebys Rd SAILORS GULLY 3556	\$520,000	24/02/2020

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:

22/10/2020 08:20



4 3 6

Property Type: House
Land Size: 1032 sqm approx
Agent Comments

Indicative Selling Price

\$499,000 - \$539,000

Median House Price

Year ending September 2020: \$314,000

Comparable Properties



97 Kennewell St WHITE HILLS 3550 (REI/VG)

Agent Comments

4 2 4

Price: \$530,000
Method: Private Sale
Date: 20/04/2020
Rooms: 6
Property Type: House
Land Size: 1498 sqm approx

4 Eastern Rd STRATHDALE 3550 (VG)

Agent Comments

4 - -

Price: \$521,000
Method: Sale
Date: 09/01/2020
Property Type: House (Res)
Land Size: 996 sqm approx



50 Lethebys Rd SAILORS GULLY 3556 (REI/VG)

Agent Comments

3 1 5

Price: \$520,000
Method: Private Sale
Date: 24/02/2020
Property Type: House
Land Size: 5008 sqm approx