

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

27 Julian Way, California Gully Vic 3556

Indicative selling price

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

Range between \$545,000 & \$575,000

Median sale price

Median price \$451,500 Property Type House Suburb California Gully

Period - From 01/04/2021 to 31/03/2022 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.

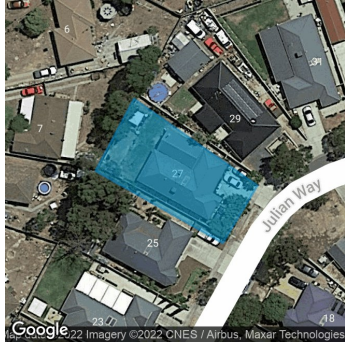
	Address of comparable property	Price	Date of sale
1	12 Aliza Av CALIFORNIA GULLY 3556	\$595,000	18/05/2022
2	40 Brooklands Dr JACKASS FLAT 3556	\$590,000	18/11/2021
3	6 Aliza Av CALIFORNIA GULLY 3556	\$580,000	11/10/2021

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:

24/05/2022 09:47



4 2 2

Property Type: house
Land Size: 587 sqm approx
Agent Comments

Indicative Selling Price
\$545,000 - \$575,000
Median House Price
Year ending March 2022: \$451,500

Comparable Properties



12 Aliza Av CALIFORNIA GULLY 3556 (REI)

Agent Comments

5 2 1

Price: \$595,000
Method: Private Sale
Date: 18/05/2022
Property Type: House
Land Size: 542 sqm approx



40 Brooklands Dr JACKASS FLAT 3556 (REI/VG)

Agent Comments

4 2 2

Price: \$590,000
Method: Private Sale
Date: 18/11/2021
Property Type: House
Land Size: 640.43 sqm approx



6 Aliza Av CALIFORNIA GULLY 3556 (REI/VG)

Agent Comments

4 2 2

Price: \$580,000
Method: Private Sale
Date: 11/10/2021
Property Type: House
Land Size: 611 sqm approx