

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 34B Bright Street, California Gully Vic 3556

Indicative selling price

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

Range between \$275,000 & \$302,500

Median sale price

Median price \$305,000 House ☒ 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 13 Aliza Av CALIFORNIA GULLY 3556	\$285,000	30/05/2018
2 30 Barrell St CALIFORNIA GULLY 3556	\$290,000	14/03/2019
3 60 Averys Rd CALIFORNIA GULLY 3556	\$299,000	13/03/2018

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 - \$302,500
Median House Price
Year ending December 2018: \$305,000

Comparable Properties



13 Aliza Av CALIFORNIA GULLY 3556 (VG)

Agent Comments



Price: \$285,000
Method: Sale
Date: 30/05/2018
Rooms: -
Property Type: House (Res)
Land Size: 448 sqm approx



30 Barrell St CALIFORNIA GULLY 3556 (REI)

Agent Comments



Price: \$290,000
Method: Private Sale
Date: 14/03/2019
Rooms: 4
Property Type: House



60 Averys Rd CALIFORNIA GULLY 3556 (REI/VG)

Agent Comments



Price: \$299,000
Method: Private Sale
Date: 13/03/2018
Rooms: 5
Property Type: House
Land Size: 330 sqm approx