

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

20 Smalley Street California Gully VIC 3556

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$240,000

&

\$260,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$271,500

*House

X

*Unit

Suburb

California Gully

Period-from

01 Jul 2018

to

30 Jun 2019

Source

Corelogic

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




9 Dowding Street California Gully VIC 3556	\$265,000	22-Feb-19
2 Knape Street Long Gully VIC 3550	\$250,000	15-Mar-19
9 Gundry Street Long Gully VIC 3550	\$274,000	03-Aug-18

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.~~

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9 Dowding Street California Gully VIC 3556 Sold Price **\$265,000** Sold Date **22-Feb-19**
 3  -  - Distance **0.18km**



2 Knappe Street Long Gully VIC 3550 Sold Price **\$250,000** Sold Date **15-Mar-19**
 2  1  2 Distance **0.5km**



9 Gundry Street Long Gully VIC 3550 Sold Price **\$274,000** Sold Date **03-Aug-18**
 3  1  2 Distance **0.57km**

RS = Recent sale UN = Undisclosed Sale

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