

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 Thorpe Street, California Gully Vic 3556

Indicative selling price

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

Range between

\$230,000

&

\$250,000

Median sale price

Median price

\$243,500

House

X

Unit

Suburb or locality

California Gully

Period - From

01/04/2017

to

31/03/2018

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	11 Christian St CALIFORNIA GULLY 3556	\$250,000	03/08/2017
2	360 Eaglehawk Rd CALIFORNIA GULLY 3556	\$245,000	13/10/2017
3	7 Willan St EAGLEHAWK 3556	\$234,000	27/10/2017

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.



3 1 2

Rooms:
Property Type: House
Land Size: 369 sqm approx
Agent Comments

Indicative Selling Price
\$230,000 - \$250,000
Median House Price
Year ending March 2018: \$243,500

•Weatherboard construction, tiled roof •Three large bedrooms, all polished floor boards, ceiling fans, picture rails •New split system to main bedroom •Split system and gas heater to carpeted lounge •Built in cupboards to bedroom one and hall •Large kitchen, combined dining room adjoins lounge •Stainless steel gas hotplates, electric under bench oven and range •Shower over large corner bath, vanity and toilet •Laundry to rear of house, off kitchen •Fully fenced, fresh driveway stones and mulched beds •Original matching vintage gates and front fence, freshly painted •Sing

Comparable Properties



11 Christian St CALIFORNIA GULLY 3556 (VG) Agent Comments

3 - -

Price: \$250,000
Method: Sale
Date: 03/08/2017
Rooms: -
Property Type: House (Res)
Land Size: 618 sqm approx



360 Eaglehawk Rd CALIFORNIA GULLY 3556 (REI/VG) Agent Comments

3 2 2

Price: \$245,000
Method: Private Sale
Date: 13/10/2017
Rooms: 6
Property Type: House
Land Size: 431 sqm approx



7 Willan St EAGLEHAWK 3556 (REI/VG) Agent Comments

3 1 1

Price: \$234,000
Method: Private Sale
Date: 27/10/2017
Rooms: 4
Property Type: House
Land Size: 351 sqm approx