

Javlee Dixon 0490035610 office@stepupproperty.com.au

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 andpostcode	2 Thorpe Street, California Gully Vic 3556						
dicative selling price							

In

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	Hou	se 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)

Α* 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.

Account - Step Up Property





Generated: 23/05/2018 13:49



Javlee Dixon 0490035610 office@stepupproperty.com.au

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



Rooms:

Property Type: House Land Size: 369 sqm approx

Agent Comments

•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

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)

3

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)

Price: \$234,000 Method: Private Sale Date: 27/10/2017 Rooms: 4

Property Type: House Land Size: 351 sqm approx

Account - Step Up Property





Agent Comments

Agent Comments

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Generated: 23/05/2018 13:49