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## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	y offered	for sale
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Address Including suburb or locality andpostcode	13 Thorpe Street, California Gully Vic 3556
Indicative selling price	ee

For the	meaning	of this	price see	consumer.v	ic.gov.au/	underquo <sup>·</sup>	ting
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Range between \$290,000	&	\$310,000
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#### Median sale price

Median price	\$275,000	Hou	se X	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 25 Imperial Ct CALIFORNIA GULLY 3556 \$308,000 21/03/2018 2 \$305,000 20/11/2018 11 Campbell St EAGLEHAWK 3556 3 10 Hamelin St WHITE HILLS 3550 \$295,000 12/06/2018

#### 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.

**Account** - Step Up Property





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Rooms:

**Property Type:** House **Land Size:** 700 sqm approx

Agent Comments

Indicative Selling Price \$290,000 - \$310,000 Median House Price Year ending December 2018: \$275,000

Four bedrooms 2 x living 2 x updated bathrooms 2 x split systems and combustion heater Plenty of robes and storage cupboards Electric upright oven Single carport Fence rear yard Deck to rear Approximately 700m2 block

# Comparable Properties



25 Imperial Ct CALIFORNIA GULLY 3556

(REI/VG)

**4** 

**—** 2



Price: \$308,000 Method: Private Sale Date: 21/03/2018 Rooms: 5

Property Type: House Land Size: 500 sqm approx **Agent Comments** 

11 Campbell St EAGLEHAWK 3556 (VG)

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Price: \$305,000 Method: Sale Date: 20/11/2018 Rooms: -

**Property Type:** House (Res) **Land Size:** 526 sqm approx

**Agent Comments** 



10 Hamelin St WHITE HILLS 3550 (REI/VG)

4





Price: \$295,000 Method: Private Sale Date: 12/06/2018 Rooms: 5

Property Type: House Land Size: 752 sqm approx Agent Comments

Account - Step Up Property





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.

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