

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	13 Thorpe Street, California Gully Vic 3556
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Indicative selling price

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

Range between	\$290,000	&	\$310,000
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Median sale price

Median price	\$275,000	House	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	11 Campbell St EAGLEHAWK 3556	\$305,000	20/11/2018
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.



4 2 2

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)

Agent Comments

4 2 3

Price: \$308,000
Method: Private Sale
Date: 21/03/2018
Rooms: 5
Property Type: House
Land Size: 500 sqm approx

11 Campbell St EAGLEHAWK 3556 (VG)

Agent Comments

4 - -

Price: \$305,000
Method: Sale
Date: 20/11/2018
Rooms: -
Property Type: House (Res)
Land Size: 526 sqm approx



10 Hamelin St WHITE HILLS 3550 (REI/VG)

Agent Comments

4 2 2

Price: \$295,000
Method: Private Sale
Date: 12/06/2018
Rooms: 5
Property Type: House
Land Size: 752 sqm approx