

# 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

10 Thorpe Street, California Gully Vic 3556

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$200,000

&

\$220,000

### Median sale price

Median price

\$292,500

Property Type

House

Suburb

California Gully

Period - From

01/01/2019

to

31/12/2019

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 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
1	20 Victoria St EAGLEHAWK 3556	\$225,000	13/11/2019
2	100 Eaglehawk Rd IRONBARK 3550	\$213,750	15/12/2019
3	19 Victoria St IRONBARK 3550	\$212,500	07/10/2019

**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.~~

This Statement of Information was prepared on:

01/03/2020 11:02



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**Property Type:** House  
**Land Size:** 426 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$200,000 - \$220,000  
**Median House Price**  
Year ending December 2019: \$292,500

•Two bedrooms, robes •2 x lounge rooms •Split system in front lounge •Kitchen/Dining, dishwasher, gas upright stove, gas heater •Bathroom, shower, vanity •Laundry •Separate toilet •Large yard, garden shed •Off street parking Compact, affordable home interestingly built over four levels. Stone's throw to buzzing hub of California Gully – public transport, sports ovals, schools, Post Office, Fish and Chip Shop, Borough Tyre Service, White Horse Hotel, Fitzpatrick's Timber & Hardware, McDonalds and much more. Only minutes' drive to either Eaglehawk or Bendigo.

## Comparable Properties



**20 Victoria St EAGLEHAWK 3556 (REI/VG)**

**Agent Comments**

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**Price:** \$225,000  
**Method:** Private Sale  
**Date:** 13/11/2019  
**Rooms:** 3  
**Property Type:** House  
**Land Size:** 503 sqm approx



**100 Eaglehawk Rd IRONBARK 3550 (VG)**

**Agent Comments**

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**Price:** \$213,750  
**Method:** Sale  
**Date:** 15/12/2019  
**Property Type:** House (Res)  
**Land Size:** 684 sqm approx

**19 Victoria St IRONBARK 3550 (VG)**

**Agent Comments**

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**Price:** \$212,500  
**Method:** Sale  
**Date:** 07/10/2019  
**Property Type:** House (Res)  
**Land Size:** 388 sqm approx