#### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

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

| <b>Property</b> | offered t | for sale |
|-----------------|-----------|----------|
|-----------------|-----------|----------|

| Address               | 24 Sandhurst Road, California Gully Vic 3556 |
|-----------------------|--|
| Including suburb or   | •  |
| locality and postcode |  |
|                       |  |
|                       |  |

#### Indicative selling price

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

| Range between \$650,000 & \$715 | ,000 |
|---------------------------------|------|
|---------------------------------|------|

#### Median sale price

| Median price  | \$479,000  | Pro | perty Type | House |        | Suburb | California Gully |
|---------------|------------|-----|------------|-------|--------|--------|------------------|
| Period - From | 01/07/2022 | to  | 30/09/2022 |       | 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

| Add | dress of comparable property                         | Price     | Date of sale |
|-----|--|-----------|--------------|
| 1   | 21 Firth St CALIFORNIA GULLY 3556                    | \$650,000 | 15/08/2022   |
| 2   | 143 Upper California Gully Rd CALIFORNIA GULLY 3556  | \$645,000 | 29/11/2022   |
| 3   | 167a Upper California Gully Rd CALIFORNIA GULLY 3556 | \$630,000 | 10/08/2022   |

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

| This Statement of Information was prepared on: | 19/12/2022 14:49 |
|--|------------------|
|--|------------------|





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**Indicative Selling Price** \$650,000 - \$715,000 **Median House Price** September quarter 2022: \$479,000



**Property Type:** House (Previously Occupied - Detached) Land Size: 1269 sqm approx

Agent Comments

## Comparable Properties



21 Firth St CALIFORNIA GULLY 3556 (REI/VG) Agent Comments

Price: \$650,000 Method: Private Sale Date: 15/08/2022 Property Type: House Land Size: 1060 sqm approx



143 Upper California Gully Rd CALIFORNIA

**GULLY 3556 (REI)** 

Price: \$645,000 Method: Private Sale Date: 29/11/2022 Property Type: House Land Size: 1194 sqm approx



167a Upper California Gully Rd CALIFORNIA GULLY 3556 (REI/VG)

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Price: \$630,000 Method: Private Sale Date: 10/08/2022 Property Type: House Land Size: 1093 sqm approx

Account - Step Up Property





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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.

Agent Comments

Agent Comments