

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

24 Sandhurst Road, California Gully Vic 3556

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 Property 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	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 comparable properties 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



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

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

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) Agent Comments



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) Agent Comments



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

Account - Step Up Property