Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 21 Brown Street, California Gully Vic 3556

Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$495,000		&		\$540,000			
Median sale p	rice							
Median price	\$470,000	Pro	Property Type Hou		lse		Suburb	California Gully
Period - From	01/10/2024	to	31/12/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	34 Watson Av EAGLEHAWK 3556	\$510,000	20/12/2024
2	6 Cambridge Ct CALIFORNIA GULLY 3556	\$515,000	18/11/2024
3	21a Dowding St CALIFORNIA GULLY 3556	\$520,000	09/10/2024

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:

25/02/2025 21:30





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Property Type: Agent Comments

Indicative Selling Price \$495,000 - \$540,000 Median House Price December quarter 2024: \$470,000

Comparable Properties



Price: \$510,000 Method: Sale Date: 20/12/2024 Property Type: House (Previously Occupied - Detached) Land Size: 483 sqm approx

6 Cambridge Ct CALIFORNIA GULLY 3556 (REI/VG)

2

34 Watson Av EAGLEHAWK 3556 (VG)

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3



Price: \$515,000 Method: Private Sale Date: 18/11/2024 Property Type: House

Land Size: 602 sqm approx



21a Dowding St CALIFORNIA GULLY 3556 (REI/VG)

2



1

Agent Comments

Agent Comments

Agent Comments

Price: \$520,000 Method: Private Sale Date: 09/10/2024 Property Type: House Land Size: 646 sqm approx

Account - Step Up Property



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