

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

12 Oswald Street, California Gully Vic 3556

Indicative selling price

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

Range between

\$210,000

&

\$230,000

Median sale price

Median price

\$243,000

House

X

Unit

Suburb or locality

California Gully

Period - From

01/01/2017

to

31/12/2017

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	11 Emu Ct NORTH BENDIGO 3550	\$230,000	19/06/2017
2	20 Koomba St WHITE HILLS 3550	\$213,000	15/02/2018
3	23 Nelson St CALIFORNIA GULLY 3556	\$210,000	24/12/2016

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.~~

12 Oswald Street, California Gully Vic 3556



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Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 579 sqm approx
Agent Comments

Indicative Selling Price
\$210,000 - \$230,000
Median House Price
Year ending December 2017: \$243,000

Comparable Properties

11 Emu Ct NORTH BENDIGO 3550 (VG)

Agent Comments

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Price: \$230,000
Method: Sale
Date: 19/06/2017
Rooms: -
Property Type: House (Previously Occupied - Detached)
Land Size: 638 sqm approx



20 Koomba St WHITE HILLS 3550 (REI)

Agent Comments

3 1 1

Price: \$213,000
Method: Private Sale
Date: 15/02/2018
Rooms: 4
Property Type: House
Land Size: 527 sqm approx



23 Nelson St CALIFORNIA GULLY 3556 (VG)

Agent Comments

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Price: \$210,000
Method: Sale
Date: 24/12/2016
Rooms: -
Property Type: House (Previously Occupied - Detached)
Land Size: 472 sqm approx