### 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	12 Oswald Street, California Gully Vic 3556
Including suburb or	•
locality andpostcode	

#### 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	Hou	se	Х	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.

Add	dress 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.





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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)

**-**3





**Agent Comments** 

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)

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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)







Price: \$210,000 Method: Sale Date: 24/12/2016

Rooms: -

Property Type: House (Previously Occupied -

Detached)

Land Size: 472 sqm approx

Account - Mawby Property | P: 03 54449888





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.

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**Agent Comments** 

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