

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

9 Eaglewood Way California Gully

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price or range between \$435,000 & \$465,000

Median sale price

Median price

\$ 410,050

Property type

Residential

Suburb

California Gully

Period - From

28.07.2020

to

28.07.2021

Source

Realestate.com

Comparable property sales

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 McCoy Street California Gully | \$460,000 | 10.07.2021 |
| 2 McCoy Street California Gully | \$453,000 | 07.07.2021 |
| 4 Julian Way, California Gully | \$440,000 | 23.02.2021 |
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This Statement of Information was prepared on: 06.08.2021