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 and postcode	2/15 Mathrick Street California Gully VIC 3556

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	$265,000	&	$290,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$204,000	Property type	Unit	Suburb	California Gully
Period-from	01 Feb 2020	to	31 Jan 2021	Source	Corelogic

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
2/9 Bright Street Eaglehawk VIC 3556	$280,000	11-Sep-20
1/3A Bailey Street California Gully VIC 3556	$265,000	29-Sep-20
4/39A Kirkwood Road Eaglehawk VIC 3556	$287,000	14-Dec-20

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: 03 February 2021

CONSUMER AFFAIRS VICTORIA

LUKE GOGGIN REAL ESTATE

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2/9 Bright Street Eaglehawk VIC 3556

2 1 1

Sold Price **$280,000** Sold Date **11-Sep-20**

Distance **0.83km**



1/3A Bailey Street California Gully VIC 3556

2 1 1

Sold Price **$265,000** Sold Date **29-Sep-20**

Distance **1.62km**



4/39A Kirkwood Road Eaglehawk VIC 3556

2 1 1

Sold Price **$287,000** Sold Date **14-Dec-20**

Distance **1.84km**

RS = Recent sale UN = Undisclosed Sale

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