

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

21 Rose Street, California Gully Vic 3556

Indicative selling price

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

Range between \$285,000 & \$310,000

Median sale price

Median price \$343,000 Property Type House Suburb California Gully

Period - From 01/10/2020 to 31/12/2020 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 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	46 Nelson St CALIFORNIA GULLY 3556	\$315,000	13/10/2020
2	14 Kneebone St EAGLEHAWK 3556	\$310,000	07/08/2020
3	26 Mcclure St BENDIGO 3550	\$285,000	06/11/2020

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:

08/02/2021 16:48

21 Rose Street, California Gully Vic 3556



2 1 0

Property Type: House
Land Size: 500 sqm approx
Agent Comments

Indicative Selling Price
\$285,000 - \$310,000
Median House Price
December quarter 2020: \$343,000

Comparable Properties

46 Nelson St CALIFORNIA GULLY 3556 (VG) **Agent Comments**

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Price: \$315,000
Method: Sale
Date: 13/10/2020
Property Type: House (Previously Occupied - Detached)
Land Size: 661 sqm approx



14 Kneebone St EAGLEHAWK 3556 (REI/VG) **Agent Comments**

3 1 2

Price: \$310,000
Method: Private Sale
Date: 07/08/2020
Rooms: 4
Property Type: House
Land Size: 509 sqm approx



26 McClure St BENDIGO 3550 (VG) **Agent Comments**

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Price: \$285,000
Method: Sale
Date: 06/11/2020
Property Type: House (Previously Occupied - Detached)
Land Size: 501 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.