

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

6 Wattleview Grove, California Gully VIC 3556

Indicative selling price

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

Range Between \$305,000 & \$315,000

Median sale price

Median Price \$247,500

House



Suburb
or locality

California Gully

Period - From Jan 2017

to

Dec 2017

Source Pricerfinder

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 22 Melinda St, California Gully VIC 3556	\$315,000	02/02/2017
2 12a Curtain St, Eaglehawk VIC 3556	\$315,000	08/11/2016
3 8 Melinda St, California Gully VIC 3550	\$310,000	28/11/2016