

## Statement of Information

# Multiple residential properties located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



### Unit offered for sale

Address  
Including suburb or locality  
and postcode

Corner of Chapple and Barrell Streets, California Gully VIC 3556

### Indicative selling price

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

#### Unit type or class

e.g. One bedroom units

	Single price		Lower price		Higher price
Lot 1 Barrell Street, California Gully	\$114,950	or range between	\$*	&	\$
Lot 3 Chapple Street, California Gully	\$114,950	or range between	\$*	&	\$
Lot 6 Chapple Street, California Gully	\$124,950	or range between	\$*	&	\$
Lot 9 Chapple Street, California Gully	\$118,950	or range between	\$*	&	\$
	*	or range between		&	

Additional entries may be included or attached as required.

### Unit median sale price

Median price \$145,000

Suburb or locality CALIFORNIA GULLY VIC 3556

Period - From 1 JUNE 2017

To 17 DEC 2018

Source PRICE FINDER

**Comparable property sales (\*Delete A or B below as applicable)**

**A\*** These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last 18 months, and located within five kilometres of the unit for sale.

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
All available lots	3 Rankins Lane, Eaglehawk VIC 3556	\$115,000	19/06/2017
	64 Chapple Street, California Gully VIC 3556	\$125,000	10/07/2017
	44 Moran Street, Long Gully VIC 3550	\$135,000	12/09/2017