



STATEMENT OF INFORMATION

165-167 UPPER CALIFORNIA GULLY ROAD, CALIFORNIA GULLY, VIC-3556

PREPARED BY DAMIEN O'SHANNESSEY, BENDIGO REAL ESTATE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



165-167 UPPER CALIFORNIA GULLY

 3  1  2

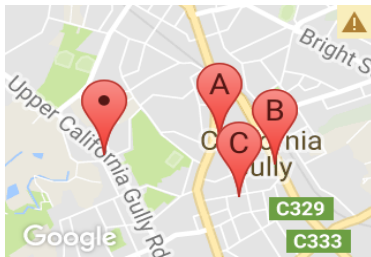
Indicative Selling Price

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

Price Range: **\$310,000 to \$335,000**

Provided by: Damien O'Shannessy, Bendigo Real Estate

MEDIAN SALE PRICE



CALIFORNIA GULLY, VIC, 3556

Suburb Median Sale Price (House)

\$255,000

01 October 2016 to 30 September 2017

Provided by: 

COMPARABLE PROPERTIES

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.



338 EAGLEHAWK RD, CALIFORNIA GULLY, VIC

 3  1  6

Sale Price

\$310,000

Sale Date: 23/02/2017

Distance from Property: 774m



44 BENDIGO-EAGLEHAWK RD, CALIFORNIA

 4  1  2

Sale Price

\$345,000

Sale Date: 21/11/2016

Distance from Property: 1.1km



31 DOWDING ST, CALIFORNIA GULLY, VIC

 3  2  2

Sale Price

\$337,000

Sale Date: 19/05/2016

Distance from Property: 946m



This report has been compiled on 17/10/2017 by Bendigo Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address including suburb and postcode: 165-167 UPPER CALIFORNIA GULLY ROAD, CALIFORNIA GULLY, VIC 3556

Indicative selling price

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

Price Range: \$310,000 to \$335,000

Median sale price

Median price: \$255,000

House

Unit

Suburb: CALIFORNIA GULLY

Period: 01 October 2016 to 30 September 2017

Source: 

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 |
|---|-----------|--------------|
| 338 EAGLEHAWK RD, CALIFORNIA GULLY, VIC 3556 | \$310,000 | 23/02/2017 |
| 44 BENDIGO-EAGLEHAWK RD, CALIFORNIA GULLY, VIC 3556 | \$345,000 | 21/11/2016 |
| 31 DOWDING ST, CALIFORNIA GULLY, VIC 3556 | \$337,000 | 19/05/2016 |