

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 25 Westwood Drive, CALIFORNIA GULLY 3556

House



3 beds



2 baths



2 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range from \$325,000 -  
\$340,000**

### Median sale price

Median **House** for **CALIFORNIA GULLY** for period **Jul 2016 - Jun 2017**  
Sourced from **PriceFinder**.

**\$260,000**

### 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 the most comparable to the property for sale.

**43 Westwood Drive,** Price **\$340,000** Sold 28 September 2017  
California Gully 3556

**7 Bellbird Drive,** Price **\$335,000** Sold 03 March 2017  
California Gully 3556

**2 Aliza Ave,** Price **\$327,500** Sold 19 December 2017  
California Gully 3556

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from PriceFinder.

### Contact agents

 **Mitch Balnaves**  
Ray White

0428520746  
[mitch.balnaves@raywhite.com](mailto:mitch.balnaves@raywhite.com)



**Ray White Bendigo**

27 Queen Street,  
Bendigo VIC 3550