



# STATEMENT OF INFORMATION

7 BURCH COURT, CALIFORNIA GULLY, VIC 3556

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## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**7 BURCH COURT, CALIFORNIA GULLY,**

 3  1  1

**Indicative Selling Price**

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

**Price Range: \$230,000 to \$250,000**

Provided by: Meg Guzzo, Bendigo Property Plus

## MEDIAN SALE PRICE



**CALIFORNIA GULLY, VIC, 3556**

Suburb Median Sale Price (House)

**\$257,500**

01 July 2016 to 30 June 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.



**62 BRIGHT ST, CALIFORNIA GULLY, VIC 3556**

 3  1  1

Sale Price

**\$229,000**

Sale Date: 18/05/2017

Distance from Property: 99m



**78 NELSON ST, CALIFORNIA GULLY, VIC 3556**

 3  1  1

Sale Price

**\$210,000**

Sale Date: 12/04/2017

Distance from Property: 222m



**8 MATHRICK ST, CALIFORNIA GULLY, VIC 3556**

 3  1  2

Sale Price

**Price Withheld**

Sale Date: 22/07/2017

Distance from Property: 317m



This report has been compiled on 11/08/2017 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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2/114 WOOD ST, CALIFORNIA GULLY, VIC

 3  2  1

Sale Price

**Price Withheld**

Sale Date: 02/08/2017

Distance from Property: 940m



11 CHRISTIAN ST, CALIFORNIA GULLY, VIC

 3  2  2

Sale Price

**\*\$250,000**

Sale Date: 09/08/2017

Distance from Property: 1.5km



271 EAGLEHAWK RD, CALIFORNIA GULLY, VIC

 3  1  1

Sale Price

**\$216,000**

Sale Date: 21/02/2017

Distance from Property: 1.6km



## 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

7 BURCH COURT, 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)

Price Range: \$230,000 to \$250,000

### Median sale price

Median price

\$257,500

House

Unit

Suburb

CALIFORNIA GULLY

Period

01 July 2016 to 30 June 2017

Source

 pricfinder

### 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
62 BRIGHT ST, CALIFORNIA GULLY, VIC 3556	\$229,000	18/05/2017
78 NELSON ST, CALIFORNIA GULLY, VIC 3556	\$210,000	12/04/2017
8 MATHRICK ST, CALIFORNIA GULLY, VIC 3556	Price Withheld	22/07/2017
2/114 WOOD ST, CALIFORNIA GULLY, VIC 3556	Price Withheld	02/08/2017

11 CHRISTIAN ST, CALIFORNIA GULLY, VIC 3556	*\$250,000	09/08/2017
271 EAGLEHAWK RD, CALIFORNIA GULLY, VIC 3556	\$216,000	21/02/2017