

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

24A CHRISTIAN STREET CALIFORNIA GULLY VIC 3556

Indicative selling price

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

Single Price

or range
between

\$365,000

&

\$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$411,100

Property type

House

Suburb

California Gully

Period-from

01 Mar 2021

to

28 Feb 2022

Source

Corelogic

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

A* 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

28A NAPIER STREET EAGLEHAWK VIC 3556	\$455,000	20-Oct-21
16 PROUSES ROAD NORTH BENDIGO VIC 3550	\$370,000	17-Nov-21
2 WATSON AVENUE EAGLEHAWK VIC 3556	\$350,000	01-Oct-21

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 08 March 2022



**28A NAPIER STREET EAGLEHAWK
VIC 3556**

Sold Price

\$455,000

Sold Date

20-Oct-21

2

1

2

Distance

1.89km



**16 PROUSES ROAD NORTH
BENDIGO VIC 3550**

Sold Price

\$370,000

Sold Date

17-Nov-21

2

1

2

Distance

1.77km



**2 WATSON AVENUE EAGLEHAWK
VIC 3556**

Sold Price

\$350,000

Sold Date

01-Oct-21

2

1

2

Distance

1.01km



**14 NELSON STREET CALIFORNIA
GULLY VIC 3556**

Sold Price

\$247,000

Sold Date

05-Nov-18

3

1

4

Distance

-



**6 ESLER STREET CALIFORNIA
GULLY VIC 3556**

Sold Price

\$260,000

Sold Date

09-Aug-18

3

1

4

Distance

-



**24 MCGOWAN STREET LONG
GULLY VIC 3550**

Sold Price

\$280,000

Sold Date

09-Nov-18

3

1

1

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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**6 SPEEDY STREET CALIFORNIA
GULLY VIC 3556**

3 1 1

Sold Price

\$210,000

Sold Date

08-Oct-18

Distance

-



**37 SANDHURST ROAD
CALIFORNIA GULLY VIC 3556**

2 1 2

Sold Price

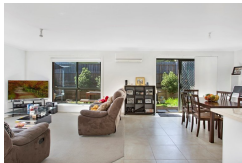
\$456,000

Sold Date

27-Oct-21

Distance

0.46km



**18A MURDOCK STREET
CALIFORNIA GULLY VIC 3556**

3 2 1

Sold Price

\$270,000

Sold Date

20-Nov-18

Distance

-

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UN = Undisclosed Sale

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