

STATEMENT OF INFORMATION

9 GREEN STREET, CALIFORNIA GULLY, VIC 3556

PREPARED BY EXPERT REAL ESTATE, 113 MITCHELL STREET BENDIGO



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



9 GREEN STREET, CALIFORNIA GULLY,

 3  1  2

Indicative Selling Price

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

Price Range: \$232,000 to \$257,000

MEDIAN SALE PRICE



CALIFORNIA GULLY, VIC, 3556

Suburb Median Sale Price (House)

\$247,500

01 January 2017 to 31 December 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.



27 BARRELL ST, CALIFORNIA GULLY, VIC 3556

 3  1  -

Sale Price

\$183,000

Sale Date: 09/02/2017

Distance from Property: 274m



70 BRIGHT ST, CALIFORNIA GULLY, VIC 3556

 3  1  2

Sale Price

\$285,000

Sale Date: 24/01/2017

Distance from Property: 611m



273 EAGLEHAWK RD, CALIFORNIA GULLY, VIC

 3  1  1

Sale Price

\$265,000

Sale Date: 14/10/2016

Distance from Property: 1.2km



This report has been compiled on 19/03/2018 by Expert Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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

9 GREEN STREET, CALIFORNIA GULLY, VIC 3556

Indicative selling price

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Price Range:

\$232,000 to \$257,000

Median sale price

Median price

\$247,500

House

X

Unit

Suburb

CALIFORNIA GULLY

Period

01 January 2017 to 31 December 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
27 BARRELL ST, CALIFORNIA GULLY, VIC 3556	\$183,000	09/02/2017
70 BRIGHT ST, CALIFORNIA GULLY, VIC 3556	\$285,000	24/01/2017
273 EAGLEHAWK RD, CALIFORNIA GULLY, VIC 3556	\$265,000	14/10/2016