STATEMENT OF INFORMATION

76B WOOD STREET, CALIFORNIA GULLY, VIC 3556
PREPARED BY KYLEE MCCALMAN, PROFESSIONALS BENDIGO

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

76B WOOD STREET, CALIFORNIA GULLY, 🛏 4 🚿 2 🚗 4

Indicative Selling Price

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

Single Price: **$485,000**

Provided by: Kylee McCalman, Professionals Bendigo

MEDIAN SALE PRICE

CALIFORNIA GULLY, VIC, 3556

Suburb Median Sale Price (House)

$243,250

01 April 2017 to 31 March 2018

Provided by: pricefinder

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.

47 MAGAZINE BVD, GOLDEN SQUARE, VIC 🛏 4 🚿 2 🚗 5

Sale Price

$507,500

Sale Date: 14/09/2017

Distance from Property: 5.2km Ⓐ

2 GEM CRT, WHITE HILLS, VIC 3550 🛏 3 🚿 2 🚗 2

Sale Price

$480,000

Sale Date: 09/02/2018

Distance from Property: 2.9km Ⓑ

34 KINGSTON DR, EAGLEHAWK, VIC 3556 🛏 3 🚿 2 🚗 3

Sale Price

$570,000

Sale Date: 28/09/2017

Distance from Property: 2.6km Ⓒ

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	76B WOOD STREET, CALIFORNIA GULLY, VIC 3556

Indicative selling price

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

Single Price: **$485,000**

Median sale price

Median price	$243,250	House	X	Unit		Suburb	CALIFORNIA GULLY

Period	01 April 2017 to 31 March 2018	Source	pricefinder

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
47 MAGAZINE BVD, GOLDEN SQUARE, VIC 3555	$507,500	14/09/2017
2 GEM CRT, WHITE HILLS, VIC 3550	$480,000	09/02/2018
34 KINGSTON DR, EAGLEHAWK, VIC 3556	$570,000	28/09/2017