

# 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](http://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: 

## 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



This report has been compiled on 07/04/2018 by Professionals Bendigo. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://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

76B WOOD STREET, 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)

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



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