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# Statement of Information

26 DOWDING STREET, CALIFORNIA GULLY, VIC 3556

Prepared by Rebecca McNish, Phone: 0459 990 399



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Tweed Sutherland

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### 26 DOWDING STREET, CALIFORNIA

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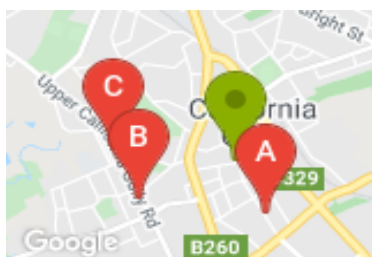
#### Indicative Selling Price

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

**Price Range: \$355,000 to \$375,000**

Provided by: Rebecca McNish, Tweed Sutherland First National Real Estate

## MEDIAN SALE PRICE



### CALIFORNIA GULLY, VIC, 3556

Suburb Median Sale Price (House)

**\$297,750**

01 October 2019 to 30 September 2020

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.



### 32 WOOD ST, LONG GULLY, VIC 3550

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Sale Price

**\$355,000**

Sale Date: 07/11/2019

Distance from Property: 434m



### 117 UPPER CALIFORNIA GULLY RD,

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Sale Price

**\$386,000**

Sale Date: 19/03/2020

Distance from Property: 701m



### 149 UPPER CALIFORNIA GULLY RD,

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Sale Price

**\$390,000**

Sale Date: 16/12/2019

Distance from Property: 817m



This report has been compiled on 19/10/2020 by Tweed Sutherland First National Real Estate. Property Data Solutions Pty Ltd 2020 - [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

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

### Property offered for sale

Address  
Including suburb and

26 DOWDING 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)

Price Range:

\$355,000 to \$375,000

### Median sale price

Median price

\$297,750

Property type

House

Suburb

CALIFORNIA GULLY

Period

01 October 2019 to 30 September 2020

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

32 WOOD ST, LONG GULLY, VIC 3550	\$355,000	07/11/2019
117 UPPER CALIFORNIA GULLY RD, CALIFORNIA GULLY, VIC 3556	\$386,000	19/03/2020
149 UPPER CALIFORNIA GULLY RD, CALIFORNIA GULLY, VIC 3556	\$390,000	16/12/2019

This Statement of Information was prepared

19/10/2020