

# STATEMENT OF INFORMATION

58 SANDHURST ROAD, CALIFORNIA GULLY, VIC 3556

PREPARED BY MAHER REAL ESTATE, 8 KING STREET BENDIGO

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**58 SANDHURST ROAD, CALIFORNIA**

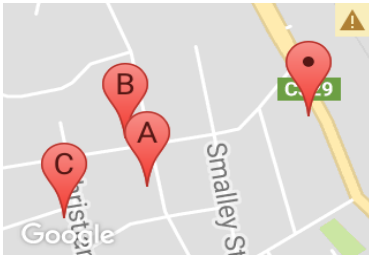
 2  1  2

**Indicative Selling Price**

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

**Price Range:**

## MEDIAN SALE PRICE



**CALIFORNIA GULLY, VIC, 3556**

**Suburb Median Sale Price (House)**

**\$255,000**

01 October 2016 to 30 September 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.



**65 WOOD ST, CALIFORNIA GULLY, VIC 3556**

 2  1  1

**Sale Price**

**\$217,000**

Sale Date: 19/07/2017

Distance from Property: 296m



**28 DOWDING ST, CALIFORNIA GULLY, VIC**

 2  1  -

**Sale Price**

**\$190,000**

Sale Date: 17/07/2017

Distance from Property: 305m



**11 CHRISTIAN ST, CALIFORNIA GULLY, VIC**

 3  2  2

**Sale Price**

**\$250,000**

Sale Date: 03/08/2017

Distance from Property: 445m



This report has been compiled on 10/11/2017 by Maher Real Estate. Property Data Solutions Pty Ltd 2017 - [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

58 SANDHURST ROAD, 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:

Median sale price

Median price

\$255,000

House

X

Unit


Suburb

CALIFORNIA GULLY

Period

01 October 2016 to 30 September 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
65 WOOD ST, CALIFORNIA GULLY, VIC 3556	\$217,000	19/07/2017
28 DOWDING ST, CALIFORNIA GULLY, VIC 3556	\$190,000	17/07/2017
11 CHRISTIAN ST, CALIFORNIA GULLY, VIC 3556	\$250,000	03/08/2017