

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



20 DOWDING STREET, CALIFORNIA

 2  1  1

Indicative Selling Price

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

Price Range: **\$255,000 to \$269,000**

Provided by: Louisa Nicol, Professionals Bendigo

MEDIAN SALE PRICE



CALIFORNIA GULLY, VIC, 3556

Suburb Median Sale Price (Unit)

\$197,500

01 July 2016 to 30 June 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.



2/368 EAGLEHAWK RD, CALIFORNIA GULLY,

 2  1  2

Sale Price

\$225,000

Sale Date: 13/06/2017

Distance from Property: 730m



1/9 PANTON ST, EAGLEHAWK, VIC 3556

 2  1  1

Sale Price

\$172,000

Sale Date: 30/05/2017

Distance from Property: 1.2km



2/7 MICHELSEN ST, NORTH BENDIGO, VIC

 2  1  2

Sale Price

\$200,000

Sale Date: 30/03/2017

Distance from Property: 2.2km



This report has been compiled on 20/09/2017 by Professionals Bendigo. Property Data Solutions Pty Ltd 2017 - 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

20 DOWDING STREET, CALIFORNIA GULLY, VIC 3556

Indicative selling price

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

Price Range:

\$255,000 to \$269,000

Median sale price

Median price

\$197,500

House

Unit

X

Suburb

CALIFORNIA GULLY

Period

01 July 2016 to 30 June 2017

Source

 pricfinder

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
2/368 EAGLEHAWK RD, CALIFORNIA GULLY, VIC 3556	\$225,000	13/06/2017
1/9 PANTON ST, EAGLEHAWK, VIC 3556	\$172,000	30/05/2017
2/7 MICHELSEN ST, NORTH BENDIGO, VIC 3550	\$200,000	30/03/2017