

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



20 DOWDING STREET, CALIFORNIA







Indicative Selling Price

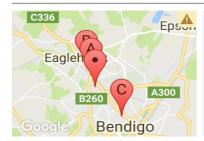
For the meaning of this price see consumer.vic.au/underquoting

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: 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.



2/368 EAGLEHAWK RD, CALIFORNIA GULLY,







Sale Price

\$225,000

Sale Date: 13/06/2017

Distance from Property: 730m





1/9 PANTON ST, EAGLEHAWK, VIC 3556







Sale Price

\$172,000

Sale Date: 30/05/2017

Distance from Property: 1.2km





2/7 MICHELSEN ST, NORTH BENDIGO, VIC







Sale Price

\$200.000

Sale Date: 30/03/2017

Distance from Property: 2.2km



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

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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 Jur	ne 2017	Sou	irce	P	ricefinder

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

