

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

1/12 Sparrowhawk Road,  
CALIFORNIA GULLY 3556

### Indicative selling price

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

**Range \$189,990 - \$199,990**

### Median sale price

Median **House** for **CALIFORNIA GULLY** for period **Oct 2016 - Sep 2017**

Sourced from **Price Finder**.

**\$264,000**

### 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 the most comparable to the property for sale.

**65 Wood Street,**  
California Gully 3556

Price **\$217,000** Sold 19 July  
2017

**28 Dowding Street,**  
California Gully 3556

Price **\$190,000** Sold 17 July  
2017

**31 Wood Street,**  
California Gully 3550

Price **\$205,000** Sold 11 July  
2016

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Price Finder.

House

2 beds

1 baths

1 parking

#### PRDnationwide Bendigo

150 Lyttleton Terrace,  
Bendigo VIC 3550

#### Contact agents



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PRD nationwide