

STATEMENT OF INFORMATION

8 HARRIS STREET, CALIFORNIA GULLY, VIC 3556

PREPARED BY MEG GUZZO, BENDIGO PROPERTY PLUS, PHONE: 0401553987



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



8 HARRIS STREET, CALIFORNIA GULLY,

 **3**  **1**  **-**

Indicative Selling Price

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

Price Range:

\$240,000 to \$250,000

Provided by: Meg Guzzo, Bendigo Property Plus

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.



8 MATHRICK ST, CALIFORNIA GULLY, VIC

 **3**  **1**  **2**

Sale Price

\$265,000

Sale Date: 08/08/2017

Distance from Property: 417m



70 BRIGHT ST, CALIFORNIA GULLY, VIC

 **3**  **1**  **2**

Sale Price

\$285,000

Sale Date: 24/01/2017

Distance from Property: 165m



60 BRIGHT ST, CALIFORNIA GULLY, VIC

 **3**  **-**  **-**

Sale Price

\$250,000

Sale Date: 05/01/2017

Distance from Property: 265m



This report has been compiled on 09/11/2017 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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

8 HARRIS STREET, CALIFORNIA GULLY, VIC 3556

Indicative selling price

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

Price Range:

\$240,000 to \$250,000

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
8 MATHRICK ST, CALIFORNIA GULLY, VIC 3556	\$265,000	08/08/2017
70 BRIGHT ST, CALIFORNIA GULLY, VIC 3556	\$285,000	24/01/2017
60 BRIGHT ST, CALIFORNIA GULLY, VIC 3556	\$250,000	05/01/2017