



**22 ARBLASTER STREET CALIFORNIA GULLY VIC 3556**

Prepared on 16th December 2024

**Alanna Heriban**  
McGrath Bendigo

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# McGrath

The Proprietor  
Arblaster Street  
California Gully VIC 3556

16th December 2024

Dear Reader,

Thank you for the opportunity to appraise your property at 22 ARBLASTER STREET CALIFORNIA GULLY VIC 3556

Careful consideration has been taken to provide you with an appraisal for your property in today's market conditions.

To establish a market value, I have carefully considered the premises, size, location, along with current market conditions and similar properties recently sold or currently on the market.

Should you have any questions relating to the information contained within this appraisal, please do not hesitate to contact me on the details below.

If I can be of any further assistance, please do not hesitate to contact me on the details below. I look forward to working with you to achieve your real estate goals.

Yours Sincerely,

Alanna Heriban  
McGrath Bendigo  
PO BOX 5111

Sandhurst East VIC 3550  
m: 0437782440

## Your Property

22 ARBLASTER STREET CALIFORNIA GULLY VIC 3556

3  1  2  630m<sup>2</sup>  103m<sup>2</sup> 

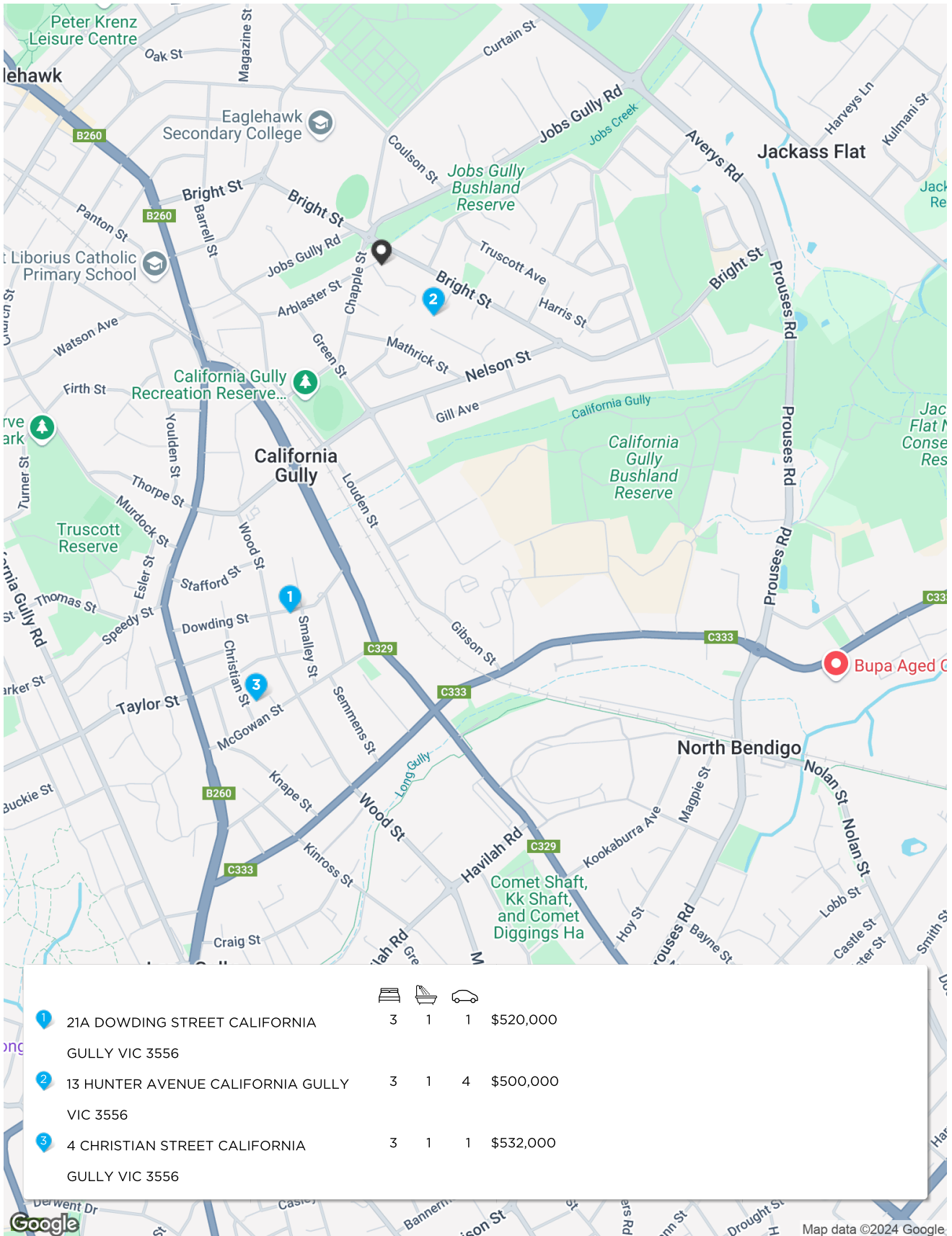


## Your Property History

- 15 Oct, 2015 - Sold for \$275,000
- 23 Sep, 2015 - Listed for sale at \$280,000
- 8 Apr, 2015 - Listed for sale at \$279,990-\$319,990
- 25 Sep, 2009 - Sold for \$203,000
- 28 Aug, 2009 - Listed for sale at \$195,000-\$210,000
- 13 Mar, 2003 - Sold for \$0

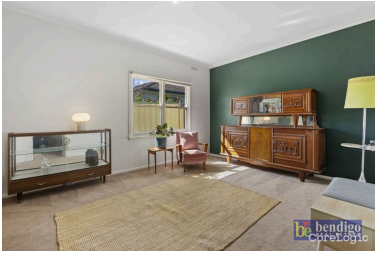


Introducing Alanna Heriban

## Comparables Map: Sales



\* This data point was edited by the author of this CMA and has not been verified by CoreLogic

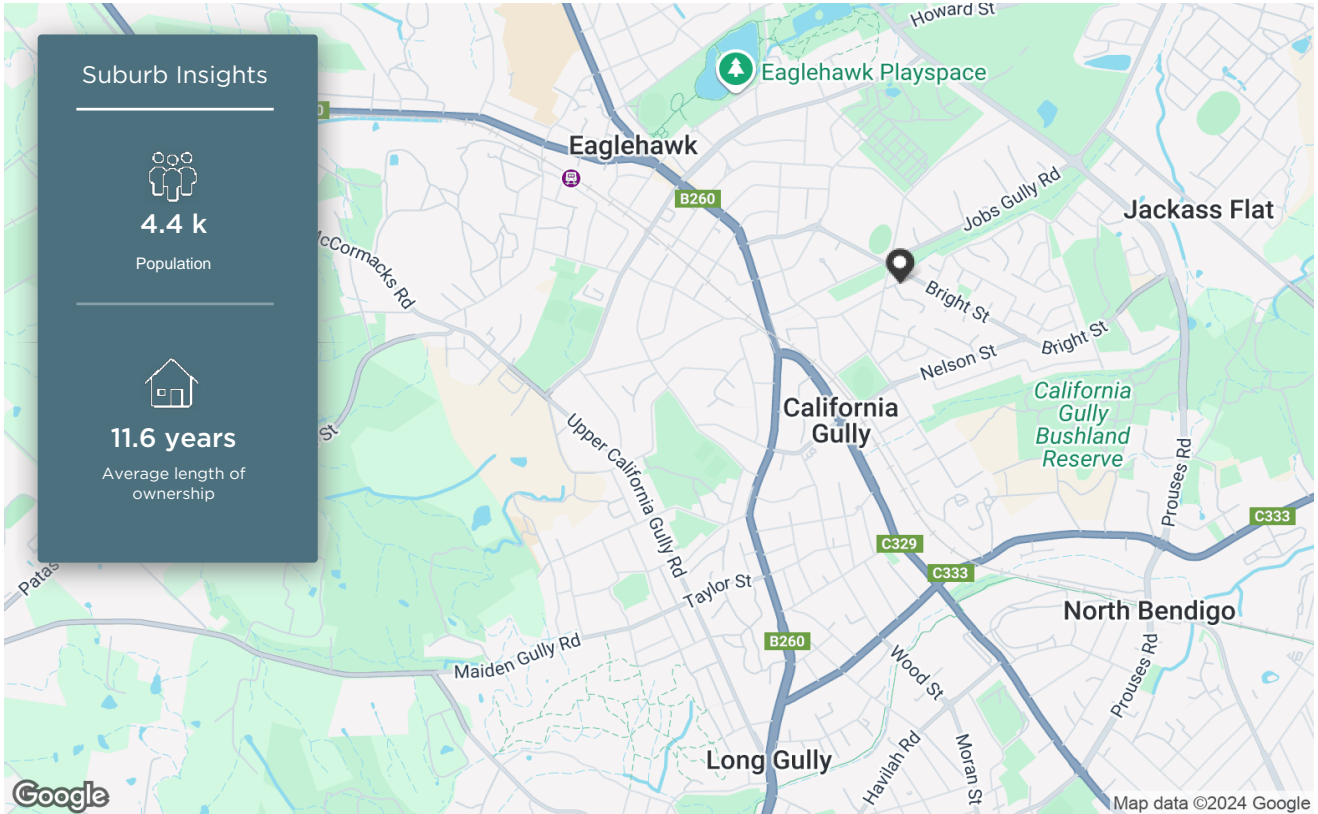
## Comparable Sales

1	21A DOWDING STREET CALIFORNIA GULLY VIC 3556	<b>Sold</b> <sup>RS</sup> <b>\$520,000</b>
	<p> <span>🏠 3</span> <span>🚰 1</span> <span>🚗 1</span> <span>📏 646m<sup>2</sup></span> <span>📐 169m<sup>2</sup></span>                      Year Built 1950 DOM 8                      Sold Date 09-Oct-24 Distance 1.15km                      First Listing \$485,000 - \$520,000                      Last Listing 520000                 </p>	
2	13 HUNTER AVENUE CALIFORNIA GULLY VIC 3556	<b>Sold</b> <b>\$500,000</b>
	<p> <span>🏠 3</span> <span>🚰 1</span> <span>🚗 4</span> <span>📏 888m<sup>2</sup></span> <span>📐 132m<sup>2</sup></span>                      Year Built - DOM 29                      Sold Date 24-Apr-24 Distance 0.24km                      First Listing -                      Last Listing -                 </p>	
3	4 CHRISTIAN STREET CALIFORNIA GULLY VIC 3556	<b>Sold</b> <b>\$532,000</b>
	<p> <span>🏠 3</span> <span>🚰 1</span> <span>🚗 1</span> <span>📏 568m<sup>2</sup></span> <span>📐 136m<sup>2</sup></span>                      Year Built 1965 DOM 60                      Sold Date 13-Mar-24 Distance 1.45km                      First Listing \$560,000 - \$590,000                      Last Listing \$530,000 - \$560,000                 </p>	

DOM = Days on market    RS = Recent sale    UN = Undisclosed Sale    \* This data point was edited by the author of this CMA and has not been verified by CoreLogic

## California Gully

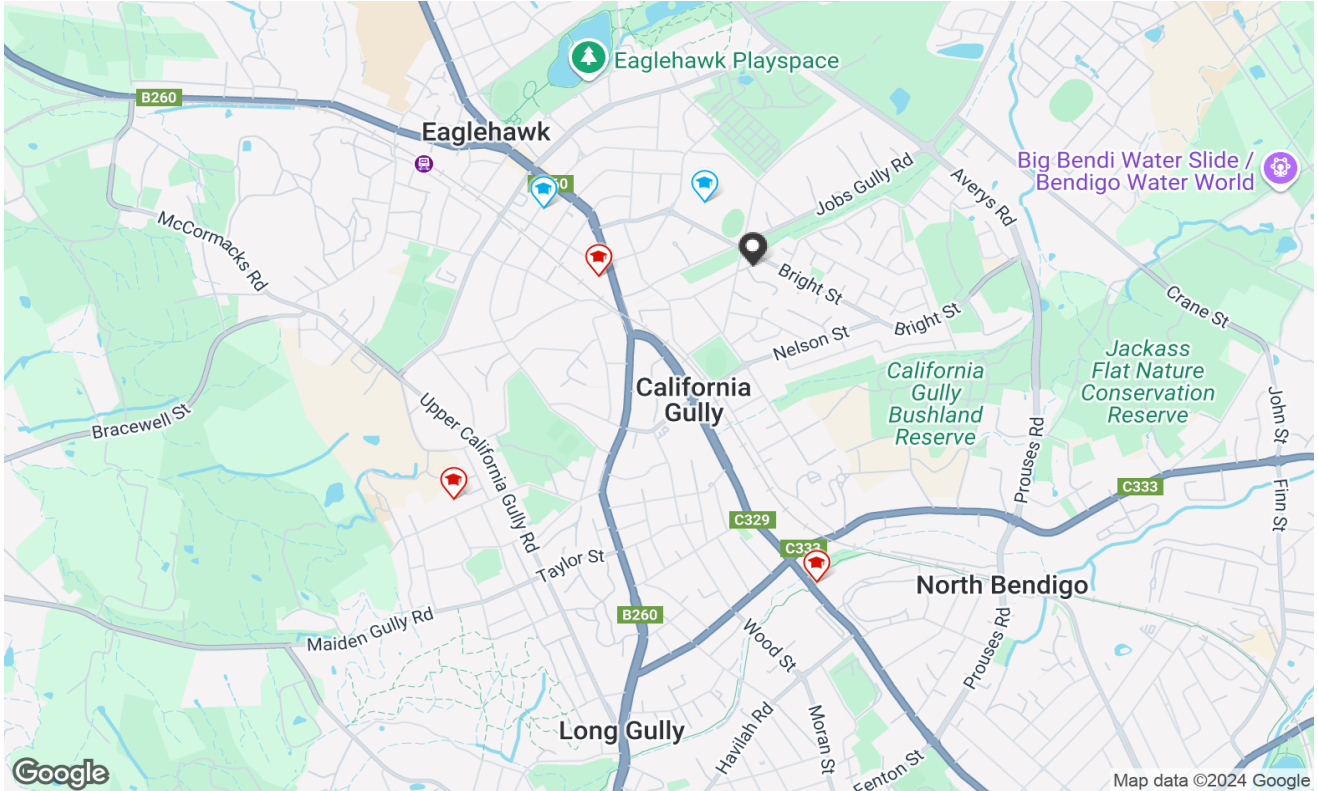
### Demographic








The size of California Gully is approximately 3.7 square kilometres. It has 7 parks covering nearly 6.1% of total area. The population of California Gully in 2011 was 4,262 people. By 2016 the population was 4,366 showing a population growth of 2.4% in the area during that time. The predominant age group in California Gully is 0-9 years. Households in California Gully are primarily couples with children and are likely to be repaying \$1000 - \$1399 per month on mortgage repayments. In general, people in California Gully work in a labourer occupation. In 2011, 65% of the homes in California Gully were owner-occupied compared with 61.3% in 2016. Currently the median sales price of houses in the area is \$459,500.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	33.1	Owns Outright	29.6	0-15.6K	5.2	0-9	13.4
Couples with Children	34.2	Purchaser	31.7	15.6-33.8K	23.6	10-19	13.4
Single Parents	29.8	Renting	34.7	33.8-52K	22.2	20-29	13.2
Other	2.4	Other	0.3	52-78K	16.9	30-39	11.8
		Not Stated	3.7	78-130K	17.1	40-49	11.4
				130-182K	3.9	50-59	12.1
				182K+	1.4	60-69	11.4
						70-79	8.1
						80-89	4.1
						90-99	1.0

## Local Schools



SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
 <b>Eaglehawk Secondary College</b> 1-3 Reserve Street Eaglehawk VIC 3556	0.37km	Secondary	Mixed	Government	7-10
 <b>St Liborius' School</b> 377 Eaglehawk Road Eaglehawk VIC 3556	0.69km	Primary	Mixed	Non-Government	0-6
 <b>Eaglehawk Primary School</b> 88-94 High Street Eaglehawk VIC 3556	0.98km	Primary	Mixed	Government	0-6
 <b>Lightning Reef Primary School</b> 1.56km	1.56km	Primary	Mixed	Government	0-6
 <b>California Gully Primary School</b> 4-14 Staley Street California Gully VIC 3556	1.76km	Primary	Mixed	Government	0-6



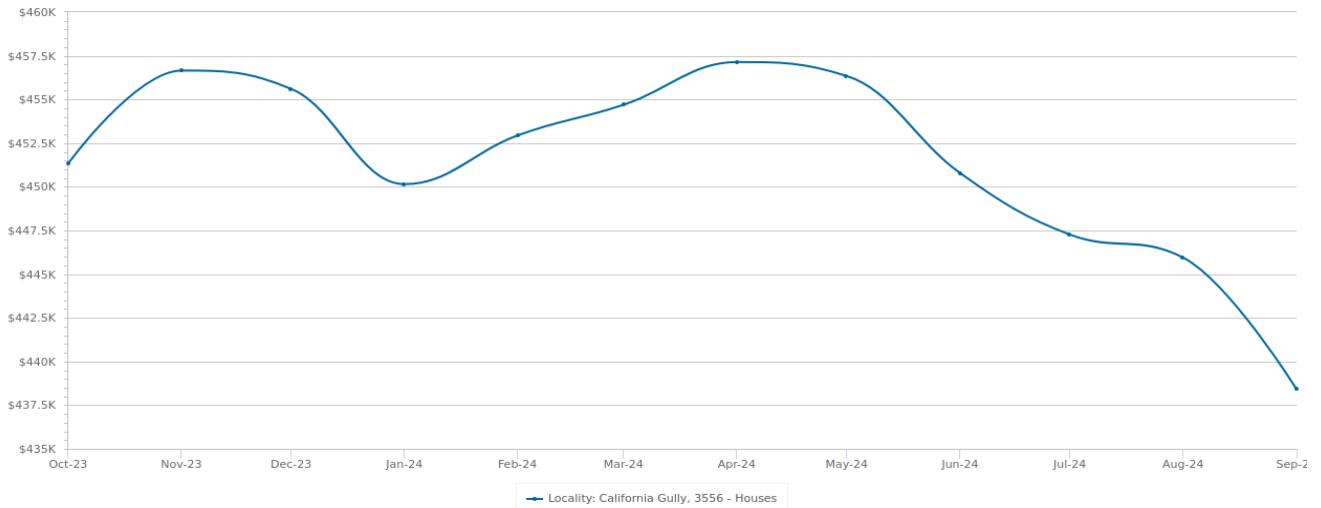
Property is within school catchment area



Property is outside school catchment area

## Recent Market Trends

Median Value - 12 Months (House)

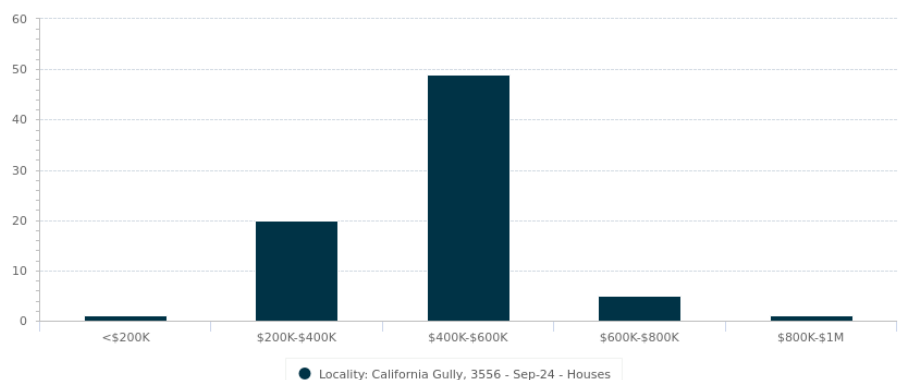


Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Sep 2024	8	\$438,424	-1.7% ▼	36	22	\$420
Aug 2024	2	\$445,946	-0.3% ▼	35	22	\$420
Jul 2024	9	\$447,266	-0.8% ▼	34	25	\$420
Jun 2024	5	\$450,782	-1.2% ▼	32	18	\$420
May 2024	4	\$456,338	-0.2% ▼	30	16	\$420
Apr 2024	7	\$457,142	0.5% ▲	30	14	\$420
Mar 2024	7	\$454,702	0.4% ▲	29	17	\$400
Feb 2024	5	\$452,947	0.6% ▲	28	17	\$420
Jan 2024	5	\$450,153	-1.2% ▼	27	21	\$420
Dec 2023	5	\$455,602	-0.2% ▼	27	19	\$420
Nov 2023	11	\$456,653	1.2% ▲	28	22	\$420
Oct 2023	8	\$451,344	1.0% ▲	29	28	\$400

Sales by Price - 12 months (House)

PRICE	NUMBER
<\$200K	1
\$200K-\$400K	20
\$400K-\$600K	49
\$600K-\$800K	5
\$800K-\$1M	1
1M-2M	0
>2M	0



Statistics are calculated over a rolling 12 month period



## Long Term Market Trends

Median Value - 20 Years (House)



Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2024	76	\$440,819	-3.5% ▼	36	88	\$430
2023	69	\$456,653	2.4% ▲	29	92	\$420
2022	102	\$445,872	6.0% ▲	24	96	\$390
2021	92	\$420,656	34.3% ▲	18	92	\$360
2020	82	\$313,233	6.6% ▲	20	92	\$320
2019	73	\$293,739	7.5% ▲	44	90	\$300
2018	87	\$273,322	6.2% ▲	52	101	\$290
2017	74	\$257,386	0.8% ▲	66	109	\$270
2016	76	\$255,458	-1.2% ▼	66	122	\$270
2015	70	\$258,489	5.1% ▲	79	133	\$270
2014	72	\$245,884	-2.7% ▼	49	119	\$270
2013	93	\$252,657	8.4% ▲	49	125	\$280
2012	69	\$233,157	10.4% ▲	60	108	\$295
2011	68	\$211,188	3.1% ▲	53	79	\$280
2010	71	\$204,741	-3.1% ▼	62	78	\$240
2009	87	\$211,232	10.4% ▲	60	100	\$220
2008	55	\$191,281	0.8% ▲	87	92	\$200
2007	78	\$189,786	-3.0% ▼	54	93	\$205
2006	59	\$195,561	6.8% ▲	54	59	\$175
2005	75	\$183,048	2.8% ▲	64	73	\$180

## Summary

22 ARBLASTER STREET CALIFORNIA GULLY VIC 3556



Appraisal price range

Notes from your agent

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