

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

13A EVANS STREET CALIFORNIA GULLY VIC 3556

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$630,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$461,000

Property type

House

Suburb

California Gully

Period-from

01 Mar 2022

to

28 Feb 2023

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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

10 DOVE COURT CALIFORNIA GULLY VIC 3556	\$642,000	21-Feb-23
154 HOLDSWORTH ROAD NORTH BENDIGO VIC 3550	\$630,000	20-Oct-22
21 FIRTH STREET CALIFORNIA GULLY VIC 3556	\$650,000	24-Aug-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 27 March 2023

Tim Rooke
P 03 4411 1665
M 0408 108 810
E tim@phproperty.com.au



**10 DOVE COURT CALIFORNIA
GULLY VIC 3556**

 3  2  2

Sold Price **\$642,000** Sold Date **21-Feb-23**

Distance **0.67km**



**154 HOLDSWORTH ROAD NORTH
BENDIGO VIC 3550**

 3  2  3

Sold Price **\$630,000** Sold Date **20-Oct-22**

Distance **0.85km**



**21 FIRTH STREET CALIFORNIA
GULLY VIC 3556**

 3  2  4

Sold Price **\$650,000** Sold Date **24-Aug-22**

Distance **1.83km**

RS = Recent sale UN = Undisclosed Sale

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