

STATEMENT OF INFORMATION

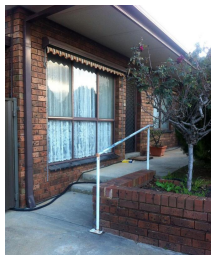
1/114 WOOD STREET, CALIFORNIA GULLY, VIC 3556

PREPARED BY MATT INGRAM, BENDIGO PROPERTY PLUS, PHONE: 0428 417 499



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1/114 WOOD STREET, CALIFORNIA

 2  1  1

Indicative Selling Price

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

Price Range: \$180,000 to \$195,000

Provided by: Matt Ingram, Bendigo Property Plus

MEDIAN SALE PRICE



CALIFORNIA GULLY, VIC, 3556

Suburb Median Sale Price (Unit)

\$195,000

01 April 2016 to 31 March 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.



2/114 WOOD ST, CALIFORNIA GULLY, VIC

 2  1  1

Sale Price

Price Withheld

Sale Date: 13/06/2017

Distance from Property: 9m



3/34 EAGLEHAWK RD, IRONBARK, VIC 3550

 2  1  1

Sale Price

Price Withheld

Sale Date: 10/05/2017

Distance from Property: 3.2km



6/269 EAGLEHAWK RD, LONG GULLY, VIC

 2  1  1

Sale Price

***\$200,000**

Sale Date: 13/04/2017

Distance from Property: 970m



This report has been compiled on 23/06/2017 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

1/114 WOOD STREET, CALIFORNIA GULLY, VIC 3556

Indicative selling price

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

Price Range:

\$180,000 to \$195,000

Median sale price

Median price

\$195,000

House

Unit

X

Suburb

CALIFORNIA GULLY

Period

01 April 2016 to 31 March 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
2/114 WOOD ST, CALIFORNIA GULLY, VIC 3556	Price Withheld	13/06/2017
3/34 EAGLEHAWK RD, IRONBARK, VIC 3550	Price Withheld	10/05/2017
6/269 EAGLEHAWK RD, LONG GULLY, VIC 3550	*\$200,000	13/04/2017