

## 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 or  
locality and postcode

23 Arblaster St, California Gully

### Indicative selling price

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

Single price

or range between

\$540,000

&

\$590,000

### Median sale price

Median price

\$ 357,500

Property type

Residential

Suburb

Bendigo

Period - From

30.08.2020

to

30.08.2021

Source

Realestate.com

### 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

|                                    |           |            |
|------------------------------------|-----------|------------|
| 26 Wingoona Drive California Gully | \$528,000 | 05.11.2020 |
| 1 Canterbury St, Eaglehawk         | \$590,000 | 01.09.2021 |
| 10 Miller Court Eaglehawk          | \$555,000 | 18.06.2021 |

This Statement of Information was prepared on: 28.09.2021