



STATEMENT OF INFORMATION

1A SHEPPERBOTTOM STREET, CALIFORNIA GULLY, VIC

PREPARED BY WES DORRINGTON, BENDIGO PROPERTY PLUS

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1A SHEPPERBOTTOM STREET,

 3  1  2

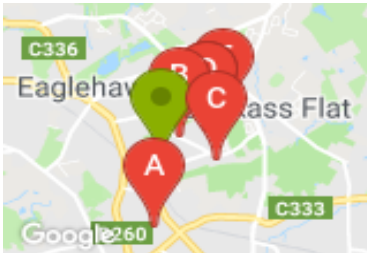
Indicative Selling Price

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

Price Range: \$295,000 to \$310,000

Provided by: Wes Dorrington, Bendigo Property Plus

MEDIAN SALE PRICE



CALIFORNIA GULLY, VIC, 3556

Suburb Median Sale Price (House)

\$271,000

01 July 2017 to 30 June 2018

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.



22 MCGOWAN ST, LONG GULLY, VIC 3550

 3  2  1

Sale Price

\$301,000

Sale Date: 21/05/2018

Distance from Property: 1km



46 BRIGHT ST, CALIFORNIA GULLY, VIC 3556

 3  1  4

Sale Price

\$295,000

Sale Date: 14/05/2018

Distance from Property: 366m



55 GILL AVE, CALIFORNIA GULLY, VIC 3556

 3  1  2

Sale Price

\$290,000

Sale Date: 12/10/2017

Distance from Property: 730m



This report has been compiled on 06/09/2018 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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17 ALIZA AVE, CALIFORNIA GULLY, VIC 3556

 3  2  2

Sale Price

\$290,000

Sale Date: 27/05/2017

Distance from Property: 723m



22 MELINDA ST, CALIFORNIA GULLY, VIC 3556

 3  2  2

Sale Price

\$315,000

Sale Date: 31/01/2017

Distance from Property: 736m



10 DOVE CRT, CALIFORNIA GULLY, VIC 3556

 3  2  2

Sale Price

\$311,000

Sale Date: 15/12/2016

Distance from Property: 993m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

1A SHEPPERBOTTOM STREET, CALIFORNIA GULLY, VIC

Indicative selling price

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

Price Range:

\$295,000 to \$310,000

Median sale price

Median price

\$271,000

House

☒

Unit

☐

Suburb

CALIFORNIA GULLY

Period

01 July 2017 to 30 June 2018

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

22 MCGOWAN ST, LONG GULLY, VIC 3550	\$301,000	21/05/2018
46 BRIGHT ST, CALIFORNIA GULLY, VIC 3556	\$295,000	14/05/2018
55 GILL AVE, CALIFORNIA GULLY, VIC 3556	\$290,000	12/10/2017

17 ALIZA AVE, CALIFORNIA GULLY, VIC 3556	\$290,000	27/05/2017
22 MELINDA ST, CALIFORNIA GULLY, VIC 3556	\$315,000	31/01/2017
10 DOVE CRT, CALIFORNIA GULLY, VIC 3556	\$311,000	15/12/2016