

STATEMENT OF INFORMATION

7 BURCH COURT, CALIFORNIA GULLY, VIC 3556

PREPARED BY MEG GUZZO, BENDIGO PROPERTY PLUS, PHONE: 0401553987



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



7 BURCH COURT, CALIFORNIA GULLY,







Indicative Selling Price

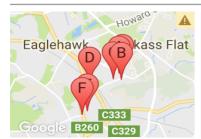
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$230,000 to \$250,000

Provided by: Meg Guzzo, Bendigo Property Plus

MEDIAN SALE PRICE



CALIFORNIA GULLY, VIC, 3556

Suburb Median Sale Price (House)

\$257,500

01 July 2016 to 30 June 2017

Provided by: **pricefinder**

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.



62 BRIGHT ST, CALIFORNIA GULLY, VIC 3556







Sale Price

\$229,000

Sale Date: 18/05/2017

Distance from Property: 99m





78 NELSON ST, CALIFORNIA GULLY, VIC 3556 🕮 3







Sale Price

\$210,000

Sale Date: 12/04/2017

Distance from Property: 222m





8 MATHRICK ST, CALIFORNIA GULLY, VIC 3556 🕮 3 🕒 1

Sale Price

Price Withheld

Sale Date: 22/07/2017

Distance from Property: 317m







2/114 WOOD ST, CALIFORNIA GULLY, VIC 🚊 3 😓 2 🚓 1







Sale Price

Price Withheld

Sale Date: 02/08/2017

Distance from Property: 940m





11 CHRISTIAN ST, CALIFORNIA GULLY, VIC







Sale Price

*\$250,000

Sale Date: 09/08/2017







Sale Price

\$216,000

Sale Date: 21/02/2017







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	7 BURCH COURT, CALIFORNIA GULLY, VIC 3556
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Indicative selling price

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

Price Range: \$230,000 to \$250,000

Median sale price

Median price	\$257,500	House	Unit	Suburb	CALIFORNIA GULLY
Period	01 July 2016 to 30 June 2017		Source	p	ricefinder

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
62 BRIGHT ST, CALIFORNIA GULLY, VIC 3556	\$229,000	18/05/2017
78 NELSON ST, CALIFORNIA GULLY, VIC 3556	\$210,000	12/04/2017
8 MATHRICK ST, CALIFORNIA GULLY, VIC 3556	Price Withheld	22/07/2017
2/114 WOOD ST, CALIFORNIA GULLY, VIC 3556	Price Withheld	02/08/2017



11 CHRISTIAN ST, CALIFORNIA GULLY, VIC 3556	*\$250,000	09/08/2017
271 EAGLEHAWK RD, CALIFORNIA GULLY, VIC 3556	\$216,000	21/02/2017

