

STATEMENT OF INFORMATION

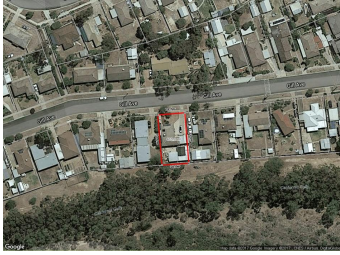
84 GILL AVENUE, CALIFORNIA GULLY, VIC 3556

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



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



84 GILL AVENUE, CALIFORNIA GULLY,

 3  1  1

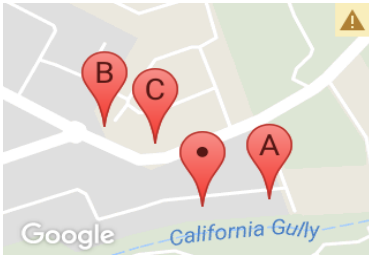
Indicative Selling Price

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

Single Price: **305,000**

Provided by: Matt Ingram, Bendigo Property Plus

MEDIAN SALE PRICE



CALIFORNIA GULLY, VIC, 3556

Suburb Median Sale Price (House)

\$255,000

01 October 2016 to 30 September 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.



96 GILL AVE, CALIFORNIA GULLY, VIC

 4  1  2

Sale Price

\$275,000

Sale Date: 20/05/2016

Distance from Property: 110m



73 BRIGHT ST, CALIFORNIA GULLY, VIC

 4  2  2

Sale Price

\$310,000

Sale Date: 08/06/2017

Distance from Property: 218m



81 BRIGHT ST, CALIFORNIA GULLY, VIC

 3  2  2

Sale Price

\$315,000

Sale Date: 18/05/2016

Distance from Property: 137m



This report has been compiled on 11/10/2017 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

84 GILL AVENUE, CALIFORNIA GULLY, VIC 3556

Indicative selling price

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

Single Price: 305,000

Median sale price

Median price

\$255,000

House

Unit

Suburb

CALIFORNIA GULLY

Period

01 October 2016 to 30 September 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
96 GILL AVE, CALIFORNIA GULLY, VIC 3556	\$275,000	20/05/2016
73 BRIGHT ST, CALIFORNIA GULLY, VIC 3556	\$310,000	08/06/2017
81 BRIGHT ST, CALIFORNIA GULLY, VIC 3556	\$315,000	18/05/2016