

STATEMENT OF INFORMATION

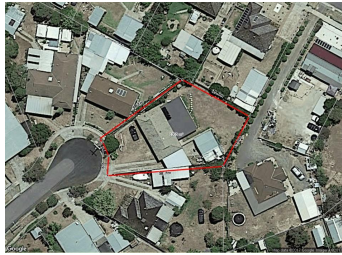
6 FRANK COURT, CALIFORNIA GULLY, VIC 3556

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



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



6 FRANK COURT, CALIFORNIA GULLY,

 4  1  2

Indicative Selling Price

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

Single Price: \$292,000

Provided by: Meg Guzzo, 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

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.



55 GILL AVE, CALIFORNIA GULLY, VIC 3556

 3  1  2

Sale Price

***\$290,000**

Sale Date: 23/10/2017

Distance from Property: 311m



17 ALIZA AVE, CALIFORNIA GULLY, VIC 3556

 3  2  2

Sale Price

\$290,000

Sale Date: 27/05/2017

Distance from Property: 330m



This report has been compiled on 21/11/2017 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

6 FRANK COURT, CALIFORNIA GULLY, VIC 3556

Indicative selling price

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

Single Price:

\$292,000

Median sale price

Median price

\$255,000

House

X

Unit


Suburb

CALIFORNIA GULLY

Period

01 October 2016 to 30 September 2017

Source



Comparable property sales

The estate agent or agent’s representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

Address of comparable property	Price	Date of sale
55 GILL AVE, CALIFORNIA GULLY, VIC 3556	*\$290,000	23/10/2017
17 ALIZA AVE, CALIFORNIA GULLY, VIC 3556	\$290,000	27/05/2017