

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



9 LAURIE COURT, CALIFORNIA GULLY, 🔑 3 🕒 1







Indicative Selling Price

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

Price Range:

\$200,000 to \$210,000

MEDIAN SALE PRICE



CALIFORNIA GULLY, VIC, 3556

Suburb Median Sale Price (House)

\$250,000

01 January 2017 to 31 December 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.



6 POPLAR ST, CALIFORNIA GULLY, VIC 3556







Sale Price

\$205,000

Sale Date: 16/01/2017

Distance from Property: 1.3km





2 ROY CRT, CALIFORNIA GULLY, VIC 3556







Sale Price

\$222,500

Sale Date: 27/04/2016

Distance from Property: 510m





66 NELSON ST, CALIFORNIA GULLY, VIC 3556 🗏 3







Sale Price

\$225,000

Sale Date: 02/05/2016

Distance from Property: 389m



This report has been compiled on 09/02/2018 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

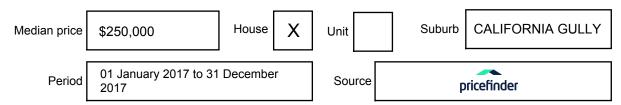
Address Including suburb and postcode 9 LAURIE COURT, CALIFORNIA GULLY, VIC 3556

Indicative selling price

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Price Range: \$200,000 to \$210,000

Median sale price



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 |
|--|-----------|--------------|
| 6 POPLAR ST, CALIFORNIA GULLY, VIC 3556 | \$205,000 | 16/01/2017 |
| 2 ROY CRT, CALIFORNIA GULLY, VIC 3556 | \$222,500 | 27/04/2016 |
| 66 NELSON ST, CALIFORNIA GULLY, VIC 3556 | \$225,000 | 02/05/2016 |