

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**9 LAURIE COURT, CALIFORNIA GULLY,**

 3  1  2

**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://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: 

## 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**

 3  1  4

**Sale Price**

**\$205,000**

Sale Date: 16/01/2017

Distance from Property: 1.3km



**2 ROY CRT, CALIFORNIA GULLY, VIC 3556**

 3  1  2

**Sale Price**

**\$222,500**

Sale Date: 27/04/2016

Distance from Property: 510m



**66 NELSON ST, CALIFORNIA GULLY, VIC 3556**

 3  1  2

**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](http://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

9 LAURIE COURT, CALIFORNIA GULLY, VIC 3556

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

\$200,000 to \$210,000

### Median sale price

Median price

\$250,000

House

X

Unit

Suburb

CALIFORNIA GULLY

Period

01 January 2017 to 31 December 2017

Source

pricefinder

### 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