

STATEMENT OF INFORMATION

56 AVERYS ROAD, CALIFORNIA GULLY, VIC 3556

PREPARED BY PAUL BYRNE, BENDIGO REAL ESTATE, PHONE: 0439 441 198



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



56 AVERYS ROAD, CALIFORNIA GULLY,

 3  1  2

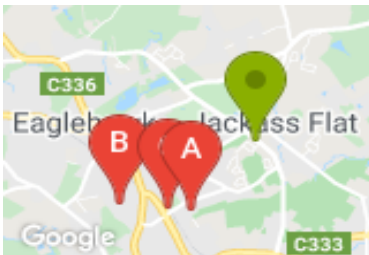
Indicative Selling Price

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

Price Range: \$390,000 to \$425,000

Provided by: Paul Byrne, Bendigo Real Estate

MEDIAN SALE PRICE



CALIFORNIA GULLY, VIC, 3556

Suburb Median Sale Price (House)

\$312,500

01 July 2019 to 30 June 2020

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.



35 GREEN ST, CALIFORNIA GULLY, VIC 3556

 3  1  1

Sale Price

\$418,888

Sale Date: 16/08/2019

Distance from Property: 1.3km



16 ALLIANCE AVE, CALIFORNIA GULLY, VIC

 3  2  2

Sale Price

\$396,000

Sale Date: 20/04/2020

Distance from Property: 2km



17 SANDHURST RD, CALIFORNIA GULLY, VIC

 2  1  2

Sale Price

\$420,000

Sale Date: 23/12/2019

Distance from Property: 1.5km



This report has been compiled on 28/07/2020 by Bendigo Real Estate. Property Data Solutions Pty Ltd 2020 - 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

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

56 AVERYS ROAD, CALIFORNIA GULLY, VIC 3556


Indicative selling price

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

Price Range: \$390,000 to \$425,000

Median sale price

Median price: \$312,500 Property type: House Suburb: CALIFORNIA GULLY

Period: 01 July 2019 to 30 June 2020 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
35 GREEN ST, CALIFORNIA GULLY, VIC 3556	\$418,888	16/08/2019
16 ALLIANCE AVE, CALIFORNIA GULLY, VIC 3556	\$396,000	20/04/2020
17 SANDHURST RD, CALIFORNIA GULLY, VIC 3556	\$420,000	23/12/2019

This Statement of Information was prepared on: 28/07/2020