LUKE GOGGIN REAL ESTATE

STATEMENT OF INFORMATION

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HOUSE Offered for Sale

36 Dowding Street California Gully VIC 3556

3 1 2

Indicative Selling Price

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

Range between $275,000 & $285,000

Median Sale Price

$257,000 Houses in California gully between Dec 2016 - Nov 2017

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 5 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.



26 Taylor Street California Gully VIC 3556

3 1 2

Sold Price **$285,000** Sold Date **08-Feb-17**

Distance **0.89km**



14 Mathrick Street California Gully VIC 3556

3 1 2

Sold Price **$272,000** Sold Date **06-Sep-17**

Distance **1.03km**



136 Upper California Gully Road California Gully VIC 3556

3 1 2

Sold Price **$232,500** Sold Date **28-Jul-17**

Distance **0.61km**

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