

Jaylee Dixon 0490035610 office@stepupproperty.com.au

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
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Property offered for Sale									
A Including sub locality andpo	ourb or	49 Nelson Street, California Gully Vic 3556							
Indicative selling price									
For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$240,000		&	\$260	,000				
Median sale price									
Median price	\$305,000	Hou	ıse X	Unit		Suburb or locality	California Gully		
Period - From	01/01/2019		31/12/2018		Source	REIV			

Comparable property sales (*Delete A or B below as applicable)

Α* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	63 Nelson St CALIFORNIA GULLY 3556	\$265,000	10/09/2018
2	14 Nelson St CALIFORNIA GULLY 3556	\$247,000	05/11/2018
3	47 Nelson St CALIFORNIA GULLY 3556	\$240,000	10/02/2018

OR

B* 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 eighteen months.

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Rooms:

Property Type: House

Land Size: 581.28 sqm approx

Agent Comments

Indicative Selling Price \$240,000 - \$260,000 Median House Price Year ending December 2018: \$305,000

3 bedrooms (bring your own robes) Polished floor boards Split system Gas wall furnace Gas upright oven Dining/Kitchen Study/multi-purpose room Bath and shower Single garage and workshop Fernery Fully fenced rear yard Conveniently located on Bendigo – Eaglehawk Bus Route 5

Comparable Properties



63 Nelson St CALIFORNIA GULLY 3556 (VG)

3



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Price: \$265,000 Method: Sale Date: 10/09/2018

Rooms: -

Property Type: House (Res) Land Size: 600 sqm approx



14 Nelson St CALIFORNIA GULLY 3556 (VG)

-





Price: \$247,000 Method: Sale Date: 05/11/2018

Rooms: -

Property Type: House (Res) **Land Size:** 663 sqm approx

47 Nelson St CALIFORNIA GULLY 3556 (VG)

3



(40)

Price: \$240,000 Method: Sale Date: 10/02/2018

Rooms: -

Property Type: House (Previously Occupied -

Detached)

Land Size: 576 sqm approx

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market

activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Agent Comments

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