

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality and postcode	49 Nelson Street, California Gully Vic 3556
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Indicative selling price

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

Range between	\$240,000	&	\$260,000
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Median sale price

Median price	\$305,000	House	X	Unit		Suburb or locality	California Gully
Period - From	01/01/2018	to	31/12/2018	Source	REIV		

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

A* 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.

	Address 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) Agent Comments

 3  -  -

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) Agent Comments

 3  -  -

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) Agent Comments

 3  -  -

Price: \$240,000
Method: Sale
Date: 10/02/2018
Rooms: -
Property Type: House (Previously Occupied - Detached)
Land Size: 576 sqm approx