

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

11 Nelson Street, California Gully Vic 3556

Indicative selling price

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

Single price \$289,000

Median sale price

Median price \$292,000

Property Type House

Suburb California Gully

Period - From 01/10/2018

to 30/09/2019

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 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
1	6 Church St EAGLEHAWK 3556	\$290,000	15/07/2019
2	3 Mcclelland Dr EAGLEHAWK 3556	\$290,000	12/07/2019
3	55 Nelson St CALIFORNIA GULLY 3556	\$282,500	03/10/2018

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 18 months.~~

This Statement of Information was prepared on:

21/10/2019 16:37



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Property Type: House
Land Size: 591 sqm approx
Agent Comments

Indicative Selling Price
\$289,000

Median House Price
Year ending September 2019: \$292,000

Comparable Properties



6 Church St EAGLEHAWK 3556 (VG)

Agent Comments

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Price: \$290,000
Method: Sale
Date: 15/07/2019
Property Type: House (Res)
Land Size: 625 sqm approx



3 McClelland Dr EAGLEHAWK 3556 (RE/VG)

Agent Comments

2 1 2

Price: \$290,000
Method: Private Sale
Date: 12/07/2019
Rooms: 3
Property Type: House
Land Size: 723 sqm approx

55 Nelson St CALIFORNIA GULLY 3556 (VG)

Agent Comments

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Price: \$282,500
Method: Sale
Date: 03/10/2018
Property Type: House (Res)
Land Size: 590 sqm approx