



STATEMENT OF INFORMATION

63 NELSON STREET, CALIFORNIA GULLY, VIC 3556

PREPARED BY DANNY CROWLE, BENDIGO PROPERTY PLUS, PHONE: 0418850829

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



63 NELSON STREET, CALIFORNIA GULLY,  3  1  2

Indicative Selling Price

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

Price Range: \$260,000 to \$275,000

Provided by: Danny Crowle, Bendigo Property Plus

MEDIAN SALE PRICE



CALIFORNIA GULLY, VIC, 3556

Suburb Median Sale Price (House)

\$250,000

01 January 2017 to 31 December 2017

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.



56 JACOB ST, NORTH BENDIGO, VIC 3550  3  1  1

Sale Price

***\$265,000**

Sale Date: 18/12/2017

Distance from Property: 1.9km



1 WALKER ST, LONG GULLY, VIC 3550  3  1  1

Sale Price

\$260,000

Sale Date: 29/08/2017

Distance from Property: 2.6km



8 MATHRICK ST, CALIFORNIA GULLY, VIC 3556  3  1  2

Sale Price

\$265,000

Sale Date: 08/08/2017

Distance from Property: 157m



This report has been compiled on 22/01/2018 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2018 - 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 1980

Property offered for sale

Address
Including suburb and
postcode

63 NELSON STREET, CALIFORNIA GULLY, VIC 3556

Indicative selling price

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Price Range:

\$260,000 to \$275,000

Median sale price

Median price

\$250,000

House

X

Unit


Suburb

CALIFORNIA GULLY

Period

01 January 2017 to 31 December 2017

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
56 JACOB ST, NORTH BENDIGO, VIC 3550	*\$265,000	18/12/2017
1 WALKER ST, LONG GULLY, VIC 3550	\$260,000	29/08/2017
8 MATHRICK ST, CALIFORNIA GULLY, VIC 3556	\$265,000	08/08/2017