

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 andpostcode

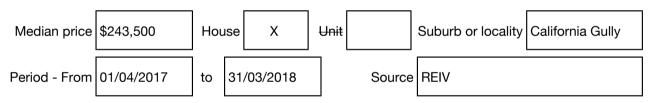
14 Nelson Street, California Gully Vic 3556

Indicative selling price

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

Range between \$245,000	&	\$259,000
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Median sale price



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.

Ad	dress of comparable property	Price	Date of sale
1	3 Melinda St CALIFORNIA GULLY 3556	\$320,000	25/04/2018
2	58 Nelson St CALIFORNIA GULLY 3556	\$298,000	10/01/2017
3	61 Nelson St CALIFORNIA GULLY 3556	\$275,000	09/10/2017

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.

Account - Gavin Butler Real Estate | P: 03 5448 3322

propertydata

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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. 14 Nelson Street, California Gully Vic 3556



Gavin Butler

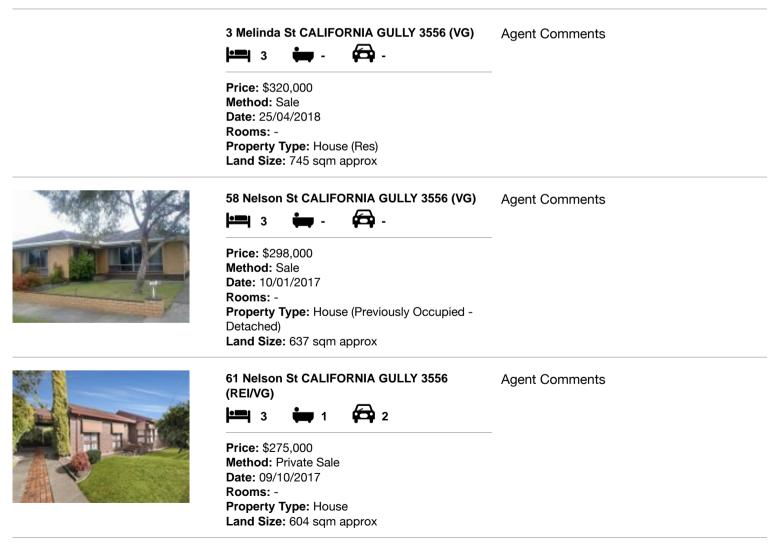




Rooms: Property Type: House Land Size: 2692 sqm approx Agent Comments 03 5448 3322 0427 887 766 sales@gavinbutler.com.au

Indicative Selling Price \$245,000 - \$259,000 Median House Price Year ending March 2018: \$243,500

Comparable Properties



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