

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

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

Median sale price

Median price \$243,500

House

X

Unit

Suburb or locality California Gully

Period - From 01/04/2017

to

31/03/2018

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	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.

Gavin Butler
03 5448 3322
0427 887 766
sales@gavinbutler.com.au



 3  1  4

Rooms:
Property Type: House
Land Size: 2692 sqm approx
Agent Comments

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

Comparable Properties

3 Melinda St CALIFORNIA GULLY 3556 (VG)

Agent Comments

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Price: \$320,000
Method: Sale
Date: 25/04/2018
Rooms: -
Property Type: House (Res)
Land Size: 745 sqm approx



58 Nelson St CALIFORNIA GULLY 3556 (VG)

Agent Comments

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Price: \$298,000
Method: Sale
Date: 10/01/2017
Rooms: -
Property Type: House (Previously Occupied - Detached)
Land Size: 637 sqm approx



61 Nelson St CALIFORNIA GULLY 3556 (REI/VG)

Agent Comments

 3  1  2

Price: \$275,000
Method: Private Sale
Date: 09/10/2017
Rooms: -
Property Type: House
Land Size: 604 sqm approx