

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 and
postcode

63 Nelson Street California Gully VIC 3556

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$430,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$344,000

Property type

House

Suburb

California Gully

Period-from

01 Sep 2020

to

31 Aug 2021

Source

Corelogic

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 McCoy Street California Gully VIC 3556	\$460,000	10-Jul-21
2 McCoy Street California Gully VIC 3556	\$453,000	07-Jul-21
16 Henkel Street Long Gully VIC 3550	\$420,000	26-Apr-21

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: 09 September 2021



1 McCoy Street California Gully VIC 3556

Sold Price

^{RS} **\$460,000**

Sold Date

10-Jul-21

 3  1  3

Distance

0.53km



2 McCoy Street California Gully VIC 3556

Sold Price

\$453,000

Sold Date

07-Jul-21

 3  1  5

Distance

0.55km



16 Henkel Street Long Gully VIC 3550

Sold Price

\$420,000

Sold Date

26-Apr-21

 3  1  2

Distance

1.09km

RS = Recent sale

UN = Undisclosed Sale

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