

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

46 Nelson Street, California Gully 3556

Indicative selling price

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

Range between

\$295,000

&

\$315,000

Median sale price

Median price

\$295,500

Property type

House

Suburb

California Gully

Period - From

01.09.2019

to

02.09.2020

Source

Realestate. com

Comparable property sales

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 9 Green Street, California Gully	\$315,000	30.10.2019
2 11 Nelson Street, California Gully	\$289,000	06.11.2019
3 5 Manning Avenue, California Gully	\$295,000	22.05.2020

This Statement of Information was prepared on: 11.09.2020