

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

\$460,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

House

Suburb

California Gully

Period-from

01 Jul 2022

to

30 Jun 2023

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

| | | |
|--|-----------|-----------|
| 14 NELSON STREET CALIFORNIA GULLY VIC 3556 | \$450,000 | 26-Apr-23 |
| 185 HOLDSWORTH ROAD NORTH BENDIGO VIC 3550 | \$470,000 | 20-Mar-23 |
| 48 MORAN STREET LONG GULLY VIC 3550 | \$470,000 | 05-Aug-22 |

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: 24 July 2023



**14 NELSON STREET CALIFORNIA
GULLY VIC 3556**

3 1 3

Sold Price

\$450,000

Sold Date

26-Apr-23

Distance

0.85km



**185 HOLDSWORTH ROAD NORTH
BENDIGO VIC 3550**

3 1 2

Sold Price

\$470,000

Sold Date

20-Mar-23

Distance

1.47km



**48 MORAN STREET LONG GULLY
VIC 3550**

3 1 1

Sold Price

Sold Date

05-Aug-22

Distance

1.93km

RS = Recent sale

UN = Undisclosed Sale

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