

## 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

40A Nelson Street California Gully VIC 3556

### Indicative selling price

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

Single Price

or range  
between

\$440,000

&

\$460,000

### 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

60 Chapple Street California Gully VIC 3556	\$415,000	28-Jun-21
5/12 Knape Street Long Gully VIC 3550	\$395,000	24-Jun-21
9 Terage Court California Gully VIC 3556	\$440,000	01-Jun-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: 15 September 2021



**60 Chapple Street California Gully VIC 3556**

 3  2  2

Sold Price

**\$415,000**

Sold Date

**28-Jun-21**

Distance

**0.33km**



**5/12 Knappe Street Long Gully VIC 3550**

 3  1  2

Sold Price

<sup>RS</sup> **\$395,000**

Sold Date

**24-Jun-21**

Distance

**1.16km**



**9 Terage Court California Gully VIC 3556**

 3  2  2

Sold Price

**\$440,000**

Sold Date

**01-Jun-21**

Distance

**1.29km**



**32 Barrell Street California Gully VIC 3556**

 3  1  1

Sold Price

- Sold Date

-

Distance

**0.62km**



**3/360 Eaglehawk Road California Gully VIC 3556**

 3  2  2

Sold Price

<sup>RS</sup> **\$460,000**

Sold Date

**24-Jul-21**

Distance

**0.55km**



**17 Esler Street California Gully VIC 3556**

 3  1  1

Sold Price

**\$401,000**

Sold Date

**21-Jul-21**

Distance

**1km**

RS = Recent sale

UN = Undisclosed Sale

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**4 Imperial Court California Gully  
VIC 3556**

 3  2  2

Sold Price **\$450,000** Sold Date **15-Jul-21**

Distance **1.18km**



**9 Mimosa Street California Gully  
VIC 3556**

 3  1  1

Sold Price **\$395,000** Sold Date **18-Jun-21**

Distance **0.61km**



**5/116 Holdsworth Road North  
Bendigo VIC 3550**

 3  1  1

Sold Price **\$330,500** Sold Date **29-Apr-21**

Distance **0.98km**



**1/20 McGowan Street Long Gully  
VIC 3550**

 3  2  1

Sold Price **\$341,000** Sold Date **21-Apr-21**

Distance **0.92km**



**57 Holmes Road Long Gully VIC  
3550**

 3  2  1

Sold Price **\$375,000** Sold Date **24-Mar-21**

Distance **1.44km**

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