



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 40B Nelson Street, CALIFORNIA GULLY 3556

House



3 beds



2 baths



2 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$295,000 - \$324,000**

### Median sale price

Median **House** for **CALIFORNIA GULLY** for period **Apr 2017 - Mar 2018**

Sourced from **Pricefinder**.

**\$247,500**

### Comparable property sales

These are the three properties sold within five kilo metres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**24 Buckley Street,**  
Bendigo 3550

Price **\$333,001** Sold 08  
March 2018

**Callaghan Street,**  
Jackass Flat 3556

Price **\$326,000** Sold 28  
February 2018

**59 Nolan Street,**  
North Bendigo 3550

Price **\$332,500** Sold 19  
February 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

#### Ray White Bendigo

27 Queen Street,  
Bendigo VIC 3550

#### Contact agents



**Tom Sayers**  
Ray White

049 1287528  
[tom.sayers@raywhite.com](mailto:tom.sayers@raywhite.com)



**Darcy Quinn**  
Ray White

046 8721495  
[darcy.quinn@raywhite.com](mailto:darcy.quinn@raywhite.com)

