



RICHARDSON
REAL ESTATE

Richardson Real Estate Colac
40 Murray Street Colac 3250
P 03 5232 1800 F 03 5232 1810
colac@hfrcolac.com.au
www.hfrcolac.com.au

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



324 FRYS ROAD, GELLIBRAND, VIC 3239



Indicative Selling Price

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

Single Price:

\$925,000

Provided by: Troy Kincaid, Richardson Real Estate Colac

MEDIAN SALE PRICE



Suburb Median Sale Price (House)

\$245,000

01 October 2016 to 30 September 2017

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



135 FRYS RD, KAWARREN, VIC 3249



Sale Price

\$870,000

Sale Date: 13/08/2016

Distance from Property: 1.6km



9 SMITHS LANE, GELLIBRAND, VIC 3239



Sale Price

\$925,000

Sale Date: 10/03/2017

Distance from Property: 3.7km



This report has been compiled on 24/10/2017 by Richardson Real Estate Colac. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

324 FRYSD ROAD, GELLIBRAND, VIC 3239

Indicative selling price

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

Single Price:

\$925,000

Median sale price

Median price

\$245,000

House

X

Unit

Suburb

GELLIBRAND

Period

01 October 2016 to 30 September 2017

Source



Comparable property sales

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.

Address of comparable property	Price	Date of sale
135 FRYSD RD, KAWARREN, VIC 3249	\$870,000	13/08/2016
9 SMITHS LANE, GELLIBRAND, VIC 3239	\$925,000	10/03/2017