STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



31 HEWITT STREET, COLAC, VIC 3250







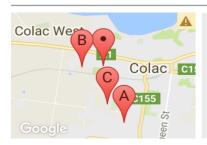
Indicative Selling Price

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

Single Price: \$359,000

Provided by: Troy Kincaid, Richardson Real Estate Colac

MEDIAN SALE PRICE



COLAC, VIC, 3250

Suburb Median Sale Price (House)

\$265,000

01 July 2016 to 30 June 2017

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



143 HART ST, ELLIMINYT, VIC 3250







Sale Price

\$369,002

Sale Date: 23/06/2016

Distance from Property: 1.7km





61 IMPERIAL DR, COLAC, VIC 3250









Sale Price

\$370,000

Sale Date: 13/04/2017

Distance from Property: 541m





6 DARBY DR, COLAC, VIC 3250









Sale Price

\$363,000

Sale Date: 08/06/2016

Distance from Property: 1.1km



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	31 HEWITT STREET, COLAC, VIC 3250
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Indicative selling price

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

Single Price:	\$359,000

Median sale price

Median price	\$265,000	House	Χ	Unit	Suburb	COLAC
Period	01 July 2016 to 30 June 2017			Source	p	ricefinder

Comparable property sales

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
143 HART ST, ELLIMINYT, VIC 3250	\$369,002	23/06/2016
61 IMPERIAL DR, COLAC, VIC 3250	\$370,000	13/04/2017
6 DARBY DR, COLAC, VIC 3250	\$363,000	08/06/2016

