



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**121 HARRIS ROAD, ELLIMINYT, VIC 3250**

4 2 2

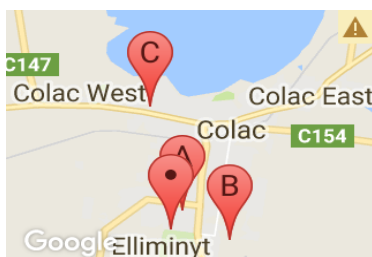
### Indicative Selling Price

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

Single Price: **\$415,000**

Provided by: Troy Kincaid, Richardson Real Estate Colac

## MEDIAN SALE PRICE



**ELLIMINYT, VIC, 3250**

Suburb Median Sale Price (House)

**\$399,000**

01 October 2016 to 30 September 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.



**5 RICSTAN CRT, ELLIMINYT, VIC 3250**

4 2 2

Sale Price

**\*\$415,000**

Sale Date: 25/08/2017

Distance from Property: 616m



**4 ROSE DR, ELLIMINYT, VIC 3250**

4 2 2

Sale Price

**\$417,500**

Sale Date: 10/07/2017

Distance from Property: 1.6km



**23 ROSS ST, COLAC, VIC 3250**

4 2 5

Sale Price

**\$430,000**

Sale Date: 06/03/2017

Distance from Property: 3.5km



This report has been compiled on 08/11/2017 by Richardson Real Estate Colac. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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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

121 HARRIS ROAD, ELLIMINYT, VIC 3250

Indicative selling price

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

Single Price:

\$415,000

Median sale price

Median price

\$399,000

House

X

Unit


Suburb

ELLIMINYT

Period

01 October 2016 to 30 September 2017

Source



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
5 RICSTAN CRT, ELLIMINYT, VIC 3250	*\$415,000	25/08/2017
4 ROSE DR, ELLIMINYT, VIC 3250	\$417,500	10/07/2017
23 ROSS ST, COLAC, VIC 3250	\$430,000	06/03/2017