



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



14-16 COADS LANE, COLAC, VIC 3250

4 2 4

Indicative Selling Price

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

Single Price: **\$429,000**

Provided by: Troy Kincaid, Richardson Real Estate Colac

MEDIAN SALE PRICE



COLAC, VIC, 3250

Suburb Median Sale Price (House)

\$264,000

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.



1 CALLISTEMON CRT, ELLIMINYT, VIC 3250

4 2 2

Sale Price

***\$433,000**

Sale Date: 17/10/2017

Distance from Property: 4.4km



23 ROSS ST, COLAC, VIC 3250

4 2 5

Sale Price

\$430,000

Sale Date: 06/03/2017

Distance from Property: 3.3km



1 MAHONEY CRT, ELLIMINYT, VIC 3250

4 2 2

Sale Price

\$431,000

Sale Date: 02/03/2017

Distance from Property: 3.6km



This report has been compiled on 19/10/2017 by Richardson Real Estate Colac. Property Data Solutions Pty Ltd 2017 - 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

14-16 COADS LANE, COLAC, VIC 3250

Indicative selling price

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

Single Price:

\$429,000

Median sale price

Median price

\$264,000

House

X

Unit

Suburb

COLAC

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
1 CALLISTEMON CRT, ELLIMINYT, VIC 3250	*\$433,000	17/10/2017
23 ROSS ST, COLAC, VIC 3250	\$430,000	06/03/2017
1 MAHONEY CRT, ELLIMINYT, VIC 3250	\$431,000	02/03/2017