



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4 ROSE DRIVE, ELLIMINYT, VIC 3250

4 2 2

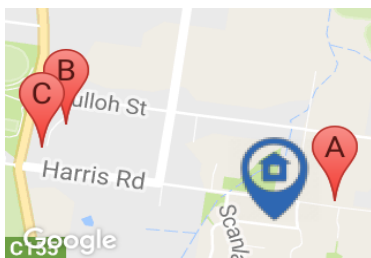
Indicative Selling Price

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

\$425,000

Provided by: Troy Kincaid, Richardson Real Estate Colac

SUBURB MEDIAN



ELLIMINYT, VIC, 3250

Suburb Median Sale Price (House)

\$365,000

01 April 2016 to 31 March 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.



15 HARRIS RD, ELLIMINYT, VIC 3250

4 2 2

Sale Price

\$406,000

Sale Date: 02/11/2016

Distance from Property: 209m



3 BUCKLAND CRT, ELLIMINYT, VIC 3250

3 2 2

Sale Price

\$445,000

Sale Date: 22/12/2016

Distance from Property: 761m



10 BUCKLAND CRT, ELLIMINYT, VIC 3250

4 2 2

Sale Price

\$415,000

Sale Date: 27/04/2016

Distance from Property: 798m



This report has been compiled on 25/05/2017 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

4 ROSE DRIVE, ELLIMINYT, VIC 3250

Indicative selling price

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

Single Price / Range

\$425,000

Median sale price

Median price

\$365,000

House

X

Unit


Suburb

ELLIMINYT

Period

01 April 2016 to 31 March 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
15 HARRIS RD, ELLIMINYT, VIC 3250	\$406,000	02/11/2016
3 BUCKLAND CRT, ELLIMINYT, VIC 3250	\$445,000	22/12/2016
10 BUCKLAND CRT, ELLIMINYT, VIC 3250	\$415,000	27/04/2016