

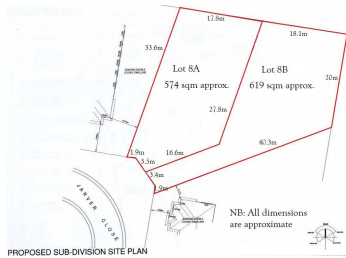


RICHARDSON
REAL ESTATE

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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



8 JARVER CLOSE, COLAC, VIC 3250



Indicative Selling Price

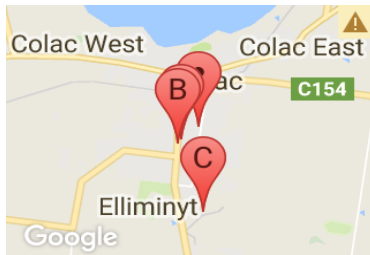
For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$120,000

Provided by: Troy Kincaid, Richardson Real Estate Colac

MEDIAN SALE PRICE



COLAC, VIC, 3250

Suburb Median Sale Price (Vacant Land)

\$105,000

01 January 2017 to 31 December 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 LOCKDON CRT, ELLIMINYT, VIC 3250



Sale Price

\$120,000

Sale Date: 20/03/2017

Distance from Property: 600m



128 MAIN ST, ELLIMINYT, VIC 3250



Sale Price

\$120,000

Sale Date: 18/07/2017

Distance from Property: 746m



4 HAKEA DR, ELLIMINYT, VIC 3250



Sale Price

\$130,000

Sale Date: 13/07/2017

Distance from Property: 2.4km



This report has been compiled on 08/01/2018 by Richardson Real Estate Colac. Property Data Solutions Pty Ltd 2018 - 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

8 JARVER CLOSE, COLAC, VIC 3250

Indicative selling price

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

Single Price:

\$120,000

Median sale price

Median price

\$105,000

House

Unit


Suburb

COLAC

Period

01 January 2017 to 31 December 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 LOCKDON CRT, ELLIMINYT, VIC 3250	\$120,000	20/03/2017
128 MAIN ST, ELLIMINYT, VIC 3250	\$120,000	18/07/2017
4 HAKEA DR, ELLIMINYT, VIC 3250	\$130,000	13/07/2017