RICHARDSON
REAL ESTATE

STATEMENT OF INFORMATION
Section 47AF of the Estate Agents Act 1980
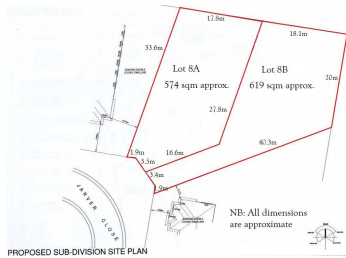
8 JARVER CLOSE, COLAC, VIC 3250

🛏 -   🛁 -   🚗 -
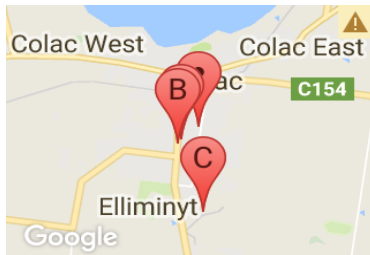
Indicative Selling Price

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

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Sale Price

$120,000

Sale Date: 20/03/2017

Distance from Property: 600m   **A**

128 MAIN ST, ELLIMINYT, VIC 3250

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Sale Price

$120,000

Sale Date: 18/07/2017

Distance from Property: 746m   **B**

4 HAKEA DR, ELLIMINYT, VIC 3250

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Sale Price

$130,000

Sale Date: 13/07/2017

Distance from Property: 2.4km   **C**

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		pricefinder	

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