



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



140 ARMSTRONG STREET, COLAC, VIC

3 1 1

Indicative Selling Price

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

Single Price: **\$240,000**

Provided by: Mark Theodore, Richardson Real Estate Colac

MEDIAN SALE PRICE



COLAC, VIC, 3250

Suburb Median Sale Price (House)

\$296,050

01 April 2017 to 31 March 2018

Provided by: pricerfinder

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.



4 JAMES ST, COLAC, VIC 3250

3 1 1

Sale Price

\$237,500

Sale Date: 22/03/2017

Distance from Property: 443m



168 HEARN ST, COLAC, VIC 3250

3 1 1

Sale Price

\$246,000

Sale Date: 26/05/2017

Distance from Property: 590m



75 CHAPEL ST, COLAC, VIC 3250

3 1 1

Sale Price

\$240,000

Sale Date: 16/02/2017

Distance from Property: 3.1km



This report has been compiled on 09/04/2018 by Richardson Real Estate Colac. Property Data Solutions Pty Ltd 2018 - www.pricerfinder.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

140 ARMSTRONG STREET, COLAC, VIC 3250

Indicative selling price

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

Single Price:

\$240,000

Median sale price

Median price

\$296,050

House

X

Unit


Suburb

COLAC

Period

01 April 2017 to 31 March 2018

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
4 JAMES ST, COLAC, VIC 3250	\$237,500	22/03/2017
168 HEARN ST, COLAC, VIC 3250	\$246,000	26/05/2017
75 CHAPEL ST, COLAC, VIC 3250	\$240,000	16/02/2017