



RICHARDSON
REAL ESTATE

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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



6 LEAHY COURT, COLAC, VIC 3250

3 2 3

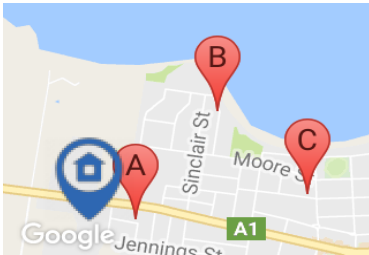
Indicative Selling Price

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

\$319,500

Provided by: Mark Theodore, Richardson Real Estate Colac

SUBURB MEDIAN



COLAC, VIC, 3250

Suburb Median Sale Price (House)

\$260,000

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.



11 BRYAN AVE, COLAC, VIC 3250

4 1 3

Sale Price

\$290,000

Sale Date: 13/08/2016

Distance from Property: 301m



9 ALEXANDER ST, COLAC, VIC 3250

3 1 2

Sale Price

\$307,500

Sale Date: 03/02/2017

Distance from Property: 1.1km



5 LIGAR ST, COLAC, VIC 3250

3 1 3

Sale Price

\$315,000

Sale Date: 23/12/2015

Distance from Property: 1.4km



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

6 LEAHY COURT, COLAC, VIC 3250

Indicative selling price

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

Single Price / Range

\$319,500

Median sale price

Median price

\$260,000

House

X

Unit

Suburb

COLAC

Period

01 April 2016 to 31 March 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
11 BRYAN AVE, COLAC, VIC 3250	\$290,000	13/08/2016
9 ALEXANDER ST, COLAC, VIC 3250	\$307,500	03/02/2017
5 LIGAR ST, COLAC, VIC 3250	\$315,000	23/12/2015