



RICHARDSON
REAL ESTATE

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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



54 POLLACK STREET, COLAC, VIC 3250

3 1 2

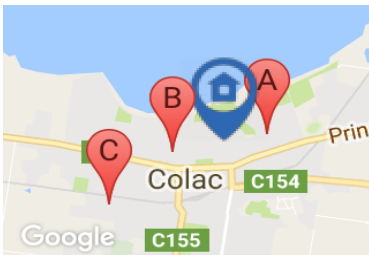
Indicative Selling Price

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

\$348,000

Provided by: Troy Kincaid, Richardson Real Estate Colac

SUBURB MEDIAN



COLAC, VIC, 3250

Suburb Median Sale Price (House)

\$265,000

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.



10 CHAPEL ST, COLAC, VIC 3250

3 2 3

Sale Price

\$350,000

Sale Date: 06/03/2017

Distance from Property: 573m



10 MANIFOLD ST, COLAC, VIC 3250

4 1 2

Sale Price

\$355,000

Sale Date: 02/12/2016

Distance from Property: 684m



7 ELSINORE ST, COLAC, VIC 3250

3 1 2

Sale Price

\$335,000

Sale Date: 22/08/2016

Distance from Property: 1.7km



This report has been compiled on 30/05/2017 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

54 POLLACK STREET, COLAC, VIC 3250

Indicative selling price

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

Single Price / Range

\$348,000

Median sale price

Median price

\$265,000

House

X

Unit


Suburb

COLAC

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
10 CHAPEL ST, COLAC, VIC 3250	\$350,000	06/03/2017
10 MANIFOLD ST, COLAC, VIC 3250	\$355,000	02/12/2016
7 ELSINORE ST, COLAC, VIC 3250	\$335,000	22/08/2016