



RICHARDSON
REAL ESTATE

Richardson Real Estate Colac
40 Murray Street Colac 3250
P 03 5232 1800 F 03 5232 1810
colac@hfrcolac.com.au
www.hfrcolac.com.au

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



151 QUEEN STREET, COLAC, VIC 3250

3 2 2

Indicative Selling Price

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

Single Price: **\$332,500**

Provided by: Troy Kincaid, Richardson Real Estate Colac

MEDIAN SALE PRICE



COLAC, VIC, 3250

Suburb Median Sale Price (House)

\$272,500

01 October 2016 to 30 September 2017

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.



85 POLWARTH ST, COLAC, VIC 3250

3 2 2

Sale Price

\$330,000

Sale Date: 11/07/2017

Distance from Property: 863m



59 SINCLAIR ST, COLAC, VIC 3250

3 2 2

Sale Price

\$302,000

Sale Date: 13/04/2017

Distance from Property: 2.2km



6 LEAHY CRT, COLAC, VIC 3250

3 2 3

Sale Price

\$335,000

Sale Date: 11/09/2017

Distance from Property: 2.6km



This report has been compiled on 01/12/2017 by Richardson Real Estate Colac. Property Data Solutions Pty Ltd 2017 - www.pricerfinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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

151 QUEEN STREET, COLAC, VIC 3250

Indicative selling price

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

Single Price:

\$332,500

Median sale price

Median price

\$272,500

House

X

Unit

Suburb

COLAC

Period

01 October 2016 to 30 September 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
85 POLWARTH ST, COLAC, VIC 3250	\$330,000	11/07/2017
59 SINCLAIR ST, COLAC, VIC 3250	\$302,000	13/04/2017
6 LEAHY CRT, COLAC, VIC 3250	\$335,000	11/09/2017