



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



50 POLLACK STREET, COLAC, VIC 3250

3 1 6

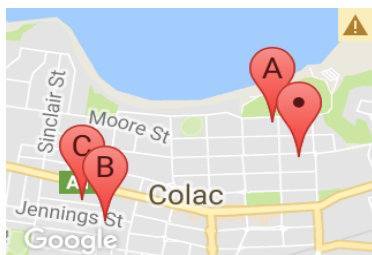
Indicative Selling Price

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

Single Price: **\$298,500**

Provided by: Troy Kincaid, Richardson Real Estate Colac

MEDIAN SALE PRICE



COLAC, VIC, 3250

Suburb Median Sale Price (House)

\$263,000

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.



3 HESSE ST, COLAC, VIC 3250

3 1 1

Sale Price

\$309,000

Sale Date: 12/11/2016

Distance from Property: 295m



18 JENNINGS ST, COLAC, VIC 3250

4 1 4

Sale Price

\$295,000

Sale Date: 14/11/2016

Distance from Property: 1.3km



9 MARKS ST, COLAC, VIC 3250

3 2 3

Sale Price

\$297,000

Sale Date: 01/05/2017

Distance from Property: 1.4km



This report has been compiled on 10/10/2017 by Richardson Real Estate Colac. Property Data Solutions Pty Ltd 2017 - 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

50 POLLACK STREET, COLAC, VIC 3250

Indicative selling price

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

Single Price:

\$298,500

Median sale price

Median price

\$263,000

House

X

Unit

Suburb

COLAC

Period

01 October 2016 to 30 September 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
3 HESSE ST, COLAC, VIC 3250	\$309,000	12/11/2016
18 JENNINGS ST, COLAC, VIC 3250	\$295,000	14/11/2016
9 MARKS ST, COLAC, VIC 3250	\$297,000	01/05/2017