

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**54 IMPERIAL DRIVE, COLAC, VIC**

 3  2  2

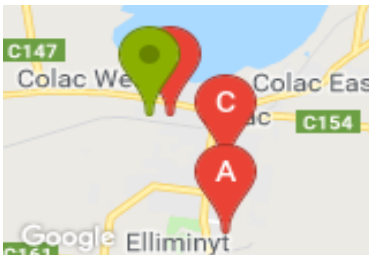
**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Single Price: \$350,000**

Provided by: Troy Kincaid, Richardson Real Estate Colac

## MEDIAN SALE PRICE



**COLAC, VIC, 3250**

**Suburb Median Sale Price (House)**

**\$297,500**

01 July 2017 to 30 June 2018

Provided by: 

## 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.



**20 FULFORD CRES, ELLIMINYT, VIC 3250**

 3  2  2

**Sale Price**

**\$345,000**

Sale Date: 11/05/2018

Distance from Property: 3.9km



**30 HEWITT ST, COLAC, VIC 3250**

 3  1  2

**Sale Price**

**\$350,000**

Sale Date: 15/01/2018

Distance from Property: 504m



**5 JARVER CL, COLAC, VIC 3250**

 3  2  2

**Sale Price**

**\$370,000**

Sale Date: 17/05/2018

Distance from Property: 2.4km



This report has been compiled on 09/07/2018 by Richardson Real Estate Colac. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://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 IMPERIAL DRIVE, COLAC, VIC

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price:

\$350,000

Median sale price

Median price

\$297,500

House

X

Unit


Suburb

COLAC

Period

01 July 2017 to 30 June 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
20 FULFORD CRES, ELLIMINYT, VIC 3250	\$345,000	11/05/2018
30 HEWITT ST, COLAC, VIC 3250	\$350,000	15/01/2018
5 JARVER CL, COLAC, VIC 3250	\$370,000	17/05/2018