

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



18 FULFORD CRESCENT, ELLIMINYT, VIC  **3**  **2**  **2**

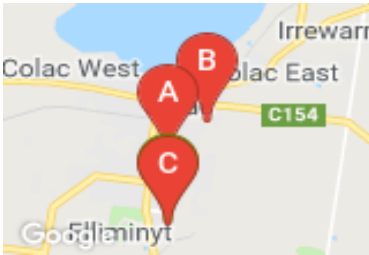
Indicative Selling Price

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

Single Price: **\$368,000**

Provided by: Troy Kincaid, Richardson Real Estate Colac

MEDIAN SALE PRICE



ELLIMINYT, VIC, 3250

Suburb Median Sale Price (House)

\$436,250

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.



5 JARVER CL, COLAC, VIC 3250

 **3**  **2**  **2**

Sale Price

\$370,000

Sale Date: 17/05/2018

Distance from Property: 2km



25 WILSON ST, COLAC, VIC 3250

 **3**  **2**  **2**

Sale Price

\$380,000

Sale Date: 30/01/2018

Distance from Property: 3km



22 FULFORD CRES, ELLIMINYT, VIC 3250

 **3**  **2**  **2**

Sale Price

\$365,000

Sale Date: 29/11/2017

Distance from Property: 44m



This report has been compiled on 14/07/2018 by Richardson Real Estate Colac. Property Data Solutions Pty Ltd 2018 - 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

18 FULFORD CRESCENT, ELLIMINYT, VIC

Indicative selling price

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

Single Price:

\$368,000

Median sale price

Median price

\$436,250

House

X

Unit


Suburb

ELLIMINYT

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
5 JARVER CL, COLAC, VIC 3250	\$370,000	17/05/2018
25 WILSON ST, COLAC, VIC 3250	\$380,000	30/01/2018
22 FULFORD CRES, ELLIMINYT, VIC 3250	\$365,000	29/11/2017