



STATEMENT OF INFORMATION

8/34-38 ROSS STREET, COLAC, VIC 3250

PREPARED BY MARK THEODORE, RICHARDSON REAL ESTATE COLAC



RICHARDSON
REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



8/34-38 ROSS STREET, COLAC, VIC 3250

 1  1  1

Indicative Selling Price

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

Single Price: **\$138,000**

Provided by: Mark Theodore, Richardson Real Estate Colac

MEDIAN SALE PRICE



COLAC, VIC, 3250

Suburb Median Sale Price (Unit)

\$205,000

01 April 2017 to 31 March 2018

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



4/7 MOET ST, COLAC, VIC 3250

 2  1  1

Sale Price

\$155,000

Sale Date: 16/10/2017

Distance from Property: 2.1km



1/136 WILSON ST, COLAC, VIC 3250

 2  1  1

Sale Price

\$142,000

Sale Date: 25/10/2017

Distance from Property: 1.8km



2/57 POLLACK ST, COLAC, VIC 3250

 2  1  1

Sale Price

\$135,000

Sale Date: 18/01/2018

Distance from Property: 1.9km



This report has been compiled on 06/06/2018 by Richardson Real Estate Colac. Property Data Solutions Pty Ltd 2018 - www.pricefinder.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 in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

8/34-38 ROSS STREET, COLAC, VIC 3250

Indicative selling price

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

Single Price:

\$138,000

Median sale price

Median price

\$205,000

House

Unit

X

Suburb

COLAC

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
4/7 MOET ST, COLAC, VIC 3250	\$155,000	16/10/2017
1/136 WILSON ST, COLAC, VIC 3250	\$142,000	25/10/2017
2/57 POLLACK ST, COLAC, VIC 3250	\$135,000	18/01/2018