



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2030 COLAC-BALLARAT ROAD, BEEAC,

4 2 1

Indicative Selling Price

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

Price Range:

Provided by: Mark Theodore, Richardson Real Estate Colac

MEDIAN SALE PRICE



Suburb Median Sale Price (Other)

\$477,250

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.



300 WEERING SCHOOL RD, WEERING, VIC

4 2 4

35 Ha

Sale Price

\$625,000

Sale Date: 17/12/2016

Distance from Property: 3.7km



85 EURACK RD, BEEAC, VIC 3251

4 2 4

9 Ha

Sale Price

\$575,000

Sale Date: 18/01/2017

Distance from Property: 2.8km



695 COLAC-BALLARAT RD, ONDIT, VIC 3249

4 2 2

56 Ha

Sale Price

\$680,000

Sale Date: 06/03/2013

Distance from Property: 13km



This report has been compiled on 31/10/2017 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

2030 COLAC-BALLARAT ROAD, BEEAC, VIC 3251

Indicative selling price

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

Price Range:

Median sale price

Median price

\$477,250

House

X

Unit


Suburb

BEEAC

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
300 WEERING SCHOOL RD, WEERING, VIC 3251	\$625,000	17/12/2016
85 EURACK RD, BEEAC, VIC 3251	\$575,000	18/01/2017
695 COLAC-BALLARAT RD, ONDIT, VIC 3249	\$680,000	06/03/2013