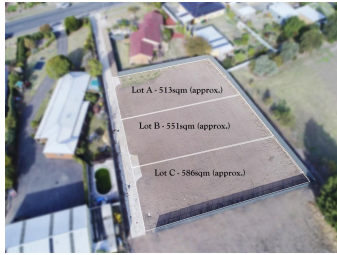




STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



153 MAIN STREET, ELLIMINYT, VIC 3250

3 1 4

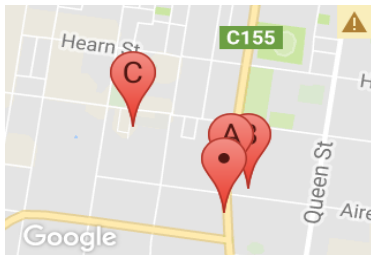
Indicative Selling Price

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

Price Range: \$129,000 to \$135,000

Provided by: Troy Kincaid, Richardson Real Estate Colac

MEDIAN SALE PRICE



ELLIMINYT, VIC, 3250

Suburb Median Sale Price (Vacant Land)

\$135,750

01 April 2017 to 31 March 2018

Provided by: pricefinder

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.



128 MAIN ST, ELLIMINYT, VIC 3250

- - -

Sale Price

\$120,000

Sale Date: 18/07/2017

Distance from Property: 178m



4 LOCKDON CRT, ELLIMINYT, VIC 3250

- - -

Sale Price

\$130,000

Sale Date: 16/02/2017

Distance from Property: 233m



10 PETJULI ST, ELLIMINYT, VIC 3250

- - -

Sale Price

\$136,500

Sale Date: 26/04/2017

Distance from Property: 856m



This report has been compiled on 13/04/2018 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 outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

153 MAIN STREET, ELLIMINYT, VIC 3250

Indicative selling price

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

Price Range:

\$129,000 to \$135,000

Median sale price

Median price

\$135,750

House

Unit


Suburb

ELLIMINYT

Period

01 April 2017 to 31 March 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
128 MAIN ST, ELLIMINYT, VIC 3250	\$120,000	18/07/2017
4 LOCKDON CRT, ELLIMINYT, VIC 3250	\$130,000	16/02/2017
10 PETJULI ST, ELLIMINYT, VIC 3250	\$136,500	26/04/2017