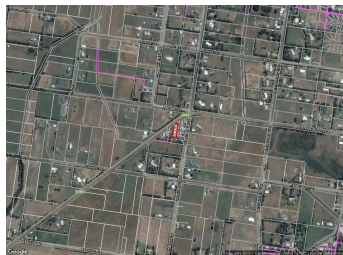




## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**137 IRREWILLIPE ROAD, ELLIMINYT, VIC**



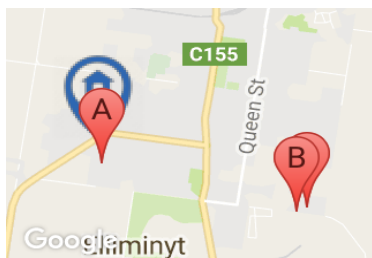
**Indicative Selling Price**

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

**\$150,000**

Provided by: Mark Theodore, Richardson Real Estate Colac

## SUBURB MEDIAN



**ELLIMINYT, VIC, 3250**

**Suburb Median Sale Price (Vacant Land)**

**\$111,500**

01 April 2016 to 31 March 2017

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.



**300 SINCLAIR ST, ELLIMINYT, VIC 3250**



**Sale Price**

**\$172,500**

Sale Date: 24/02/2016

Distance from Property: 351m



**1 HARRIS RD, ELLIMINYT, VIC 3250**



**Sale Price**

**\$105,000**

Sale Date: 05/07/2016

Distance from Property: 2.8km



**98 WOODROWVALE RD, ELLIMINYT, VIC 3250**



**Sale Price**

**Price Withheld**

Sale Date: 11/03/2017

Distance from Property: 2.9km



This report has been compiled on 26/05/2017 by Richardson Real Estate Colac. Property Data Solutions Pty Ltd 2017 - [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

137 IRREWILLIPE ROAD, ELLIMINYT, VIC 3250

Indicative selling price

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

Single Price / Range

\$150,000

Median sale price

Median price

\$111,500

House

X

Unit


Suburb

ELLIMINYT

Period

01 April 2016 to 31 March 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 SINCLAIR ST, ELLIMINYT, VIC 3250	\$172,500	24/02/2016
1 HARRIS RD, ELLIMINYT, VIC 3250	\$105,000	05/07/2016
98 WOODROWVALE RD, ELLIMINYT, VIC 3250	Price Withheld	11/03/2017