



RICHARDSON
REAL ESTATE

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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5 FULTON STREET, COLAC, VIC 3250

3 1 2

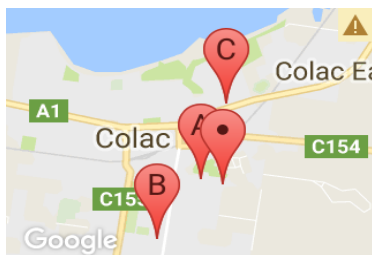
Indicative Selling Price

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

Single Price: \$245,000

Provided by: Troy Kincaid, Richardson Real Estate Colac

MEDIAN SALE PRICE



COLAC, VIC, 3250

Suburb Median Sale Price (House)

\$263,000

01 July 2016 to 30 June 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.



3 THOMAS ST, COLAC, VIC 3250

3 1 2

Sale Price

\$235,000

Sale Date: 17/11/2016

Distance from Property: 293m



106 POUND RD, ELLIMINYT, VIC 3250

3 1 2

Sale Price

\$255,000

Sale Date: 01/05/2017

Distance from Property: 1.2km



39 CHURCH ST, COLAC, VIC 3250

3 1 4

Sale Price

\$247,000

Sale Date: 02/08/2016

Distance from Property: 1.2km



This report has been compiled on 04/09/2017 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

5 FULTON STREET, COLAC, VIC 3250

Indicative selling price

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

Single Price:

\$245,000

Median sale price

Median price

\$263,000

House

X

Unit

Suburb

COLAC

Period

01 July 2016 to 30 June 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
3 THOMAS ST, COLAC, VIC 3250	\$235,000	17/11/2016
106 POUND RD, ELLIMINYT, VIC 3250	\$255,000	01/05/2017
39 CHURCH ST, COLAC, VIC 3250	\$247,000	02/08/2016