



RICHARDSON
REAL ESTATE

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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



50 TULLOH STREET, ELLIMINYT, VIC 3250  3  2  2

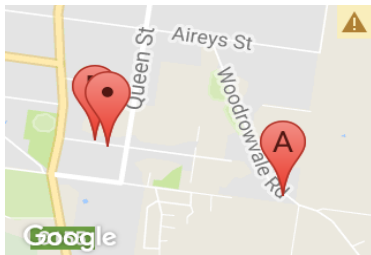
Indicative Selling Price

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

Single Price: **372,500**

Provided by: Mark Theodore, Richardson Real Estate Colac

MEDIAN SALE PRICE



ELLIMINYT, VIC, 3250

Suburb Median Sale Price (House)

\$398,000

01 January 2017 to 31 December 2017

Provided by:  **pricfinder**

COMPARABLE PROPERTIES

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.



110 WOODROWVALE RD, ELLIMINYT, VIC

 4  1  2

Sale Price

\$435,000

Sale Date: 07/07/2017

Distance from Property: 1.2km



59 TULLOH ST, ELLIMINYT, VIC 3250

 5  2  3

Sale Price

\$400,000

Sale Date: 07/02/2017

Distance from Property: 98m



This report has been compiled on 14/02/2018 by Richardson Real Estate Colac. Property Data Solutions Pty Ltd 2018 - www.pricfinder.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

50 TULLOH STREET, ELLIMINYT, VIC 3250

Indicative selling price

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

Single Price:

372,500

Median sale price

Median price

\$398,000

House

X

Unit

Suburb

ELLIMINYT

Period

01 January 2017 to 31 December 2017

Source



Comparable property sales

The estate agent or agent’s representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

Address of comparable property	Price	Date of sale
110 WOODROWVALE RD, ELLIMINYT, VIC 3250	\$435,000	07/07/2017
59 TULLOH ST, ELLIMINYT, VIC 3250	\$400,000	07/02/2017