



RICHARDSON
REAL ESTATE

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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



79 CAMPBELL STREET, COLAC, VIC 3250



4



2



2

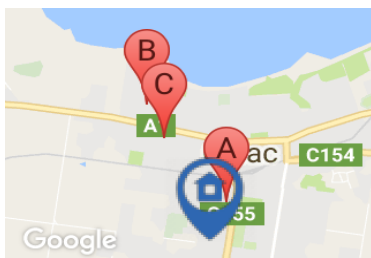
Indicative Selling Price

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

\$265,000

Provided by: Troy Kincaid, Richardson Real Estate Colac

SUBURB MEDIAN



COLAC, VIC, 3250

Suburb Median Sale Price (House)

\$262,500

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.



1 INGLIS CRT, COLAC, VIC 3250



4



1



1

Sale Price

\$265,000

Sale Date: 15/12/2016

Distance from Property: 593m



26 WYNNE ST, COLAC, VIC 3250



4



1



3

Sale Price

\$275,000

Sale Date: 13/07/2016

Distance from Property: 2.1km



16 MARKS ST, COLAC, VIC 3250



4



1



4

Sale Price

\$272,000

Sale Date: 19/04/2016

Distance from Property: 1.6km



This report has been compiled on 25/05/2017 by Richardson Real Estate Colac. Property Data Solutions Pty Ltd 2017 - 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

79 CAMPBELL STREET, COLAC, VIC 3250

Indicative selling price

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

Single Price / Range

\$265,000

Median sale price

Median price

\$262,500

House

X

Unit

Suburb

COLAC

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
1 INGLIS CRT, COLAC, VIC 3250	\$265,000	15/12/2016
26 WYNNE ST, COLAC, VIC 3250	\$275,000	13/07/2016
16 MARKS ST, COLAC, VIC 3250	\$272,000	19/04/2016