



RICHARDSON
REAL ESTATE

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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



52 SINCLAIR STREET, COLAC, VIC 3250

3 1 2

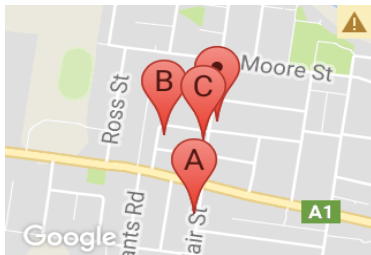
Indicative Selling Price

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

Single Price: **\$295,000**

Provided by: Mark Theodore, Richardson Real Estate Colac

MEDIAN SALE PRICE



COLAC, VIC, 3250

Suburb Median Sale Price (House)

\$296,050

01 April 2017 to 31 March 2018

Provided by: pricerfindr

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.



73 SINCLAIR ST, COLAC, VIC 3250

3 1 2

Sale Price

\$297,500

Sale Date: 25/01/2018

Distance from Property: 338m



10 MCADAM CRES, COLAC, VIC 3250

3 1 2

Sale Price

\$295,000

Sale Date: 19/10/2017

Distance from Property: 179m



59 SINCLAIR ST, COLAC, VIC 3250

3 2 2

Sale Price

\$302,000

Sale Date: 13/04/2017

Distance from Property: 82m



This report has been compiled on 13/04/2018 by Richardson Real Estate Colac. Property Data Solutions Pty Ltd 2018 - www.pricerfindr.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

52 SINCLAIR STREET, COLAC, VIC 3250

Indicative selling price

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

Single Price:

\$295,000

Median sale price

Median price

\$296,050

House

X

Unit


Suburb

COLAC

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
73 SINCLAIR ST, COLAC, VIC 3250	\$297,500	25/01/2018
10 MCADAM CRES, COLAC, VIC 3250	\$295,000	19/10/2017
59 SINCLAIR ST, COLAC, VIC 3250	\$302,000	13/04/2017