



# STATEMENT OF INFORMATION

50 MOORE STREET, COLAG, VIC

PREPARED BY MARK THEODORE, RICHARDSON REAL ESTATE COLAG

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**50 MOORE STREET, COLAC, VIC**

 4  2  2

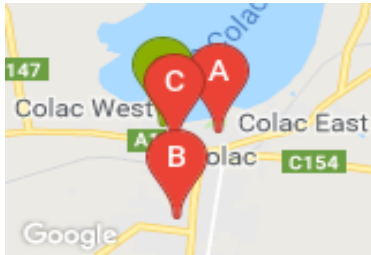
**Indicative Selling Price**

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

**Single Price: \$500,000**

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:  **pricefinder**

## COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**54 CALVERT ST, COLAC, VIC 3250**

 4  2  2

**Sale Price**

**\*\*\$557,000**

Sale Date: 27/04/2018

Distance from Property: 1.4km



**158 HART ST, ELLIMINYT, VIC 3250**

 4  2  4

**Sale Price**

**\$465,000**

Sale Date: 29/03/2018

Distance from Property: 2.7km



**48 SKENE ST, COLAC, VIC 3250**

 4  2  4

**Sale Price**

**\$542,000**

Sale Date: 15/01/2018

Distance from Property: 542m



This report has been compiled on 27/06/2018 by Richardson Real Estate Colac. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

50 MOORE STREET, COLAC, VIC

### Indicative selling price

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

Single Price:

\$500,000

### Median sale price

Median price

\$296,050

House

Unit

Suburb

COLAC

Period

01 April 2017 to 31 March 2018

Source

pricfinder

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
54 CALVERT ST, COLAC, VIC 3250	**\$557,000	27/04/2018
158 HART ST, ELLIMINYT, VIC 3250	\$465,000	29/03/2018
48 SKENE ST, COLAC, VIC 3250	\$542,000	15/01/2018