

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



14 GELLIBRAND-CARLISLE ROAD,

 3  1  -

Indicative Selling Price

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

Single Price: \$298,500

Provided by: Mark Theodore, Richardson Real Estate Colac

MEDIAN SALE PRICE



GELLIBRAND, VIC, 3239

Suburb Median Sale Price (Other)

\$510,800

01 April 2017 to 31 March 2018

Provided by: 

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.



1895 COLAC-LAVERS HILL RD, KAWARREN,

 4  2  5

Sale Price

\$385,000

Sale Date: 17/10/2017

Distance from Property: 2.8km



480 GELLIBRAND-CARLISLE RD, GELLIBRAND,

 4  1  -

Sale Price

\$307,000

Sale Date: 24/07/2017

Distance from Property: 4.2km



90 BULL HILL RD, KAWARREN, VIC 3249

 2  1  2

Sale Price

\$307,000

Sale Date: 08/04/2018

Distance from Property: 5.7km



This report has been compiled on 06/06/2018 by Richardson Real Estate Colac. Property Data Solutions Pty Ltd 2018 - 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

14 GELLIBRAND-CARLISLE ROAD, GELLIBRAND, VIC 3239

Indicative selling price

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

Single Price:

\$298,500

Median sale price

Median price

\$510,800

House

Unit

Suburb

GELLIBRAND

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
1895 COLAC-LAVERS HILL RD, KAWARREN, VIC 3249	\$385,000	17/10/2017
480 GELLIBRAND-CARLISLE RD, GELLIBRAND, VIC 3239	\$307,000	24/07/2017
90 BULL HILL RD, KAWARREN, VIC 3249	\$307,000	08/04/2018