



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3/31 CAMPBELL STREET, COLAC, VIC

3 1 1

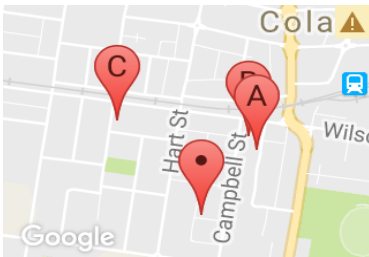
Indicative Selling Price

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

\$225,000

Provided by: Troy Kincaid, Richardson Real Estate Colac

SUBURB MEDIAN



COLAC, VIC, 3250

Suburb Median Sale Price (Unit)

\$259,000

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.



3 MCLAUGHLIN ST, COLAC, VIC 3250

1 2 2

Sale Price

\$245,000

Sale Date: 30/03/2017

Distance from Property: 294m



2 CAMPBELL ST, COLAC, VIC 3250

3 1 -

Sale Price

\$210,000

Sale Date: 08/01/2016

Distance from Property: 319m



4 ROBERTSON ST, COLAC, VIC 3250

3 1 1

Sale Price

\$239,500

Sale Date: 11/05/2016

Distance from Property: 435m



This report has been compiled on 09/06/2017 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

3/31 CAMPBELL STREET, COLAC, VIC 3250

Indicative selling price

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

Single Price / Range

\$225,000

Median sale price

Median price

\$259,000

House

Unit

X

Suburb

COLAC

Period

01 April 2016 to 31 March 2017

Source

pricfinder

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
3 MCLAUGHLIN ST, COLAC, VIC 3250	\$245,000	30/03/2017
2 CAMPBELL ST, COLAC, VIC 3250	\$210,000	08/01/2016
4 ROBERTSON ST, COLAC, VIC 3250	\$239,500	11/05/2016