

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1426 PRINCES HIGHWAY, PIRRON

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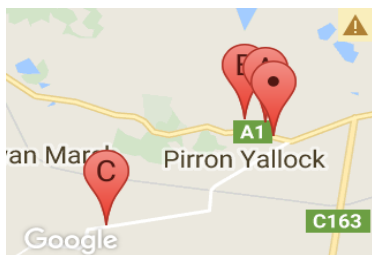
Indicative Selling Price

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

Single Price: **\$65,000**

Provided by: Mark Theodore, Richardson Real Estate Colac

MEDIAN SALE PRICE



PIRRON YALLOCK, VIC, 3249

Suburb Median Sale Price (Vacant Land)

\$44,000

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.



25 MCCORKELLS RD, PIRRON YALLOCK, VIC

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Sale Price

\$75,000

Sale Date: 15/12/2015

Distance from Property: 456m



1510 PRINCES HWY, PIRRON YALLOCK, VIC

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Sale Price

\$58,000

Sale Date: 28/06/2016

Distance from Property: 898m



576 SWAN MARSH RD, SWAN MARSH, VIC

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Sale Price

\$80,000

Sale Date: 09/12/2016

Distance from Property: 5km



This report has been compiled on 15/06/2018 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

1426 PRINCES HIGHWAY, PIRRON YALLOCK, VIC 3249

Indicative selling price

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

Single Price:

\$65,000

Median sale price

Median price

\$44,000

House

Unit

Suburb

PIRRON YALLOCK

Period

01 April 2017 to 31 March 2018

Source



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
25 MCCORKELLS RD, PIRRON YALLOCK, VIC 3249	\$75,000	15/12/2015
1510 PRINCES HWY, PIRRON YALLOCK, VIC 3249	\$58,000	28/06/2016
576 SWAN MARSH RD, SWAN MARSH, VIC 3249	\$80,000	09/12/2016