

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3/412 Murray Street Colac VIC 3250

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$289,000

 or range between

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 &

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Median sale price

(*Delete house or unit as applicable)

Median Price

\$310,000

 Property type

Unit

 Suburb

Colac

Period-from

01 Oct 2019

 to

30 Sep 2020

 Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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
1/21 Queen Street Colac VIC 3250	\$285,000	27-Feb-20
1/4 Pollack Street Colac VIC 3250	\$320,000	13-Aug-20
2/49 Manifold Street Colac VIC 3250	\$250,000	14-Jun-19

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 20 October 2020



1/21 Queen Street Colac VIC 3250

Sold Price

\$285,000

Sold Date **27-Feb-20**

 2  1  1

Distance **1.53km**



1/4 Pollack Street Colac VIC 3250

Sold Price

\$320,000

Sold Date **13-Aug-20**

 2  1  1

Distance **0.73km**



2/49 Manifold Street Colac VIC 3250

Sold Price

\$250,000

Sold Date **14-Jun-19**

 2  1  1

Distance **1.43km**

RS = Recent sale

UN = Undisclosed Sale

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