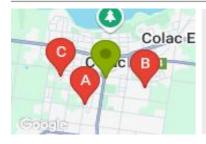


## **STATEMENT OF INFORMATION**

Section 47AF of the Estate Agents Act 1980



**MEDIAN SALE PRICE** 



## **COLAC, VIC, 3250**

Suburb Median Sale Price (House)

\$481,000

01 July 2023 to 30 June 2024

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.

	118 HART ST, COLAC, VIC 3250	📇 3 🕭 2 🔂 1	
THE REAL	Sale Price \$445,000 Sale Date: 12/07/2024	Distance from Property: 917m	
	7 BAKER ST, COLAC, VIC 3250	📇 3 🕒 1 😓 2	
	Sale Price		
	\$430,000		
	Sale Date: 02/05/2024		
		Distance from Property: 1.1km	
	11 JAMES ST, COLAC, VIC 3250	📇 3 🕒 1 🚓 1	
	Sale Price		
	\$450,000		
A	Sale Date: 14/05/2024	Distance from Property: 1.2km	

This report has been compiled on 24/09/2024 by Richardson Real Estate Colac. Property Data Solutions Pty Ltd 2024 - 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

**Instructions**: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980.* 

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at

services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

#### Property offered for sale

Address Including suburb and postcode

12 GRAVESEND STREET, COLAC, VIC 3250

#### Indicative selling price

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

Price Range:

\$439,000 to \$449,000

#### Median sale price

Median price	\$481,000	Property type	House	Suburb	COLAC
Period	01 July 2023 to 30 June 2024		Source	pricefinder	

#### **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
118 HART ST, COLAC, VIC 3250	\$445,000	12/07/2024
7 BAKER ST, COLAC, VIC 3250	\$430,000	02/05/2024
11 JAMES ST, COLAC, VIC 3250	\$450,000	14/05/2024

This Statement of Information was prepared on: 24/



