

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

8 Marks Street, Colac Vic 3250

Indicative selling price

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

Single price

\$295,000

Median sale price

Median price

\$329,000

House

X

Unit

Suburb

Colac

Period - From

01/04/2019

to

30/06/2019

Source

REIV

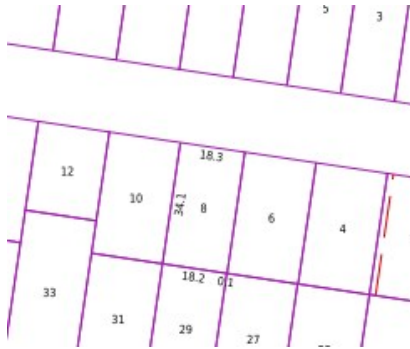
Comparable property sales (*Delete A or B below as applicable)

- A*** 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
1	13 Mclaughlin St COLAC 3250	\$300,000	12/04/2019
2	24 Marks St COLAC 3250	\$285,000	11/10/2018
3	3 Richard St COLAC 3250	\$280,000	11/02/2019

OR

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



Rooms:
Property Type: House (Res)
Land Size: 687 sqm approx
Agent Comments

Indicative Selling Price
 \$295,000
Median House Price
 June quarter 2019: \$329,000

Comparable Properties



13 McLaughlin St COLAC 3250 (VG)

Agent Comments



Price: \$300,000
Method: Sale
Date: 12/04/2019
Rooms: -
Property Type: House (Res)
Land Size: 588 sqm approx



24 Marks St COLAC 3250 (VG)

Agent Comments



Price: \$285,000
Method: Sale
Date: 11/10/2018
Rooms: -
Property Type: House (Res)
Land Size: 778 sqm approx



3 Richard St COLAC 3250 (VG)

Agent Comments



Price: \$280,000
Method: Sale
Date: 11/02/2019
Rooms: -
Property Type: House (Res)
Land Size: 647 sqm approx