

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

149 ARMSTRONG 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

or range
between

\$679,000

&

\$699,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$472,500

Property type

House

Suburb

Colac

Period-from

01 Oct 2023

to

30 Sep 2024

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

9 BORWICK STREET COLAC VIC 3250	\$655,000	03-Jun-24
5 BUCKLAND COURT ELLIMINYT VIC 3250	\$735,000	15-Mar-24
10 BUCKLAND COURT ELLIMINYT VIC 3250	\$750,000	23-Aug-23

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: 15 October 2024



9 BORWICK STREET COLAC VIC 3250

3 2 2

Sold Price

\$655,000

Sold Date

03-Jun-24

Distance

0.53km



5 BUCKLAND COURT ELLIMINYT VIC 3250

4 2 2

Sold Price

\$735,000

Sold Date

15-Mar-24

Distance

2.11km



10 BUCKLAND COURT ELLIMINYT VIC 3250

4 2 2

Sold Price

\$750,000

Sold Date

23-Aug-23

Distance

2.14km

RS = Recent sale

UN = Undisclosed Sale

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