

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



39 PITT STREET, COLAC, VIC 3250







Indicative Selling Price

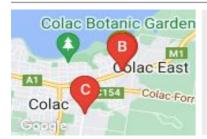
For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$330,000

Provided by: Leanne Witcombe, Richardson Real Estate Colac

MEDIAN SALE PRICE



COLAC, VIC, 3250

Suburb Median Sale Price (House)

\$477,500

01 April 2023 to 31 March 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.



105 MURRAY ST, COLAC, VIC 3250







Sale Price

\$320,000

Sale Date: 01/11/2023

Distance from Property: 51m













\$338,000

Sale Date: 04/09/2023

Distance from Property: 60m





132 QUEEN ST, COLAC, VIC 3250







Sale Price

\$345,000

Sale Date: 31/08/2023

Distance from Property: 1.6km



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.

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Address Including suburb and postcode	39 PITT STREET, COLAC, VIC 3250
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Indicative selling price

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Single Price:	\$330,000
Single Price:	\$330,000

Median sale price

Median price	\$477,500 Property type		House	Suburb	COLAC
Period	01 April 2023 to 31 March 2024		Source	P	oricefinder

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
105 MURRAY ST, COLAC, VIC 3250	\$320,000	01/11/2023
101 MURRAY ST, COLAC, VIC 3250	\$338,000	04/09/2023
132 QUEEN ST, COLAC, VIC 3250	\$345,000	31/08/2023

This Statement of Information was prepared on:

06/06/2024

