

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



39-41 POLWARTH STREET, COLAC, VIC

3 1 1

Indicative Selling Price

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

Single Price: \$289,000

MEDIAN SALE PRICE



COLAC, VIC, 3250

Suburb Median Sale Price (House)

\$271,750

01 October 2016 to 30 September 2017

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.



4 JOHN CRES, COLAC, VIC 3250

3 1 1

Sale Price

\$295,000

Sale Date: 14/06/2017

Distance from Property: 2.4km



16 WOODS ST, COLAC, VIC 3250

3 1 3

Sale Price

\$335,000

Sale Date: 17/08/2017

Distance from Property: 182m



147 HEARN ST, COLAC, VIC 3250

3 1 -

Sale Price

Price Withheld

Sale Date: 17/07/2017

Distance from Property: 1.5km



This report has been compiled on 08/11/2017 by Charles Stewart Real Estate Colac. Property Data Solutions Pty Ltd 2017 - 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

Property offered for sale

Address
Including suburb and
postcode

39-41 POLWARTH STREET, COLAC, VIC 3250

Indicative selling price

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

Single Price:

\$289,000

Median sale price

Median price

\$271,750

House

X

Unit

Suburb

COLAC

Period

01 October 2016 to 30 September 2017

Source



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
4 JOHN CRES, COLAC, VIC 3250	\$295,000	14/06/2017
16 WOODS ST, COLAC, VIC 3250	\$335,000	17/08/2017
147 HEARN ST, COLAC, VIC 3250	Price Withheld	17/07/2017