

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 or
locality and postcode

3/21 Queen 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 \$240,000

or range between \$

&

\$

Median sale price

(*Delete house or unit as applicable)

Median price \$230,000

*House

*Unit X

Suburb
or locality

Colac

Period - From 1/11/2017

to 26/11/2018

Source Realestate.com

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
1 2/21 Ross Street, Colac	\$205,000	September 2018
2 2/45 Pollack Street, Colac	\$202,000	July 2018
3 3/26 Skene Street, Colac	\$205,000	December 2017