

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 or
locality and postcode

58 MURRAY STREET EAST, COLAC

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 \$400,000 & \$440,000

Median sale price

Median price \$353,500 Property type House Suburb Colac

Period - From 0/04/20 to 31/3/21 Source Realestate.com.au

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 McAdam Crescent Colac	\$415,000	January 25 th 2021
23 Farrington Street Colac	\$429,000	January 11 th 2021
39 Church Street Colac	\$407,000	December 3 rd 2020

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: 15th April 2021