

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

1 John Crescent 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 \$330,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$277,750

*House

X

*Unit

Suburb
or locality

Colac

Period - From

1st Feb 2017

to

26th Feb 2018

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
4 John Crescent Colac	\$295,000	June 2017
6 Leahy Court Colac	\$329,950	September 2017
12 Campbell Street Colac	\$335,000	January 2018

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.