

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

2 Walls Court, 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

\$

or range between

\$170,000

&

\$195,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$275,000

*House

X

*Unit

Suburb
or locality

Colac

Period - From

1st Jan 2017

to

1st Jan 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	5 Walls Court, Colac Vic 3250	\$220,000	Dec 2017
2	79 Jennings Street, Colac Vic 3250	\$200,000	Jan 2017
3	15 Morrison Street, Colac Vic 3250	\$195,000	July 2017

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.