

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

12 Campbell Street 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 \$345,000

or range between \$*

&

\$

Median sale price

(*Delete house or unit as applicable)

Median price \$262,500

*House x

*Unit

Suburb
or locality COLAC

Period - From 6th Nov 2016

to 6th Nov 2017

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

6 LEAHY COURT COLAC	\$329,500	SEPTEMBER 2017
65 IMPERIAL DRIVE COLAC	\$340,000	AUGUST 2017
2 IMPERIAL DRIVE COLAC	\$350,000	JANUARY 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.

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

38 Parrot Street Cobden

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$*165,000

or range between \$*

&

\$

Median sale price

(*Delete house or unit as applicable)

Median price \$259,999

*House

X

*Unit

Suburb
or locality Cobden3266

Period - From 13th Nov 2016 to 13th Nov 2017

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
70 Mitchell Street Cobden	\$169,000	August 2017
10 Smith Street Cobden	\$167,000	August 2017
106 Walker Street Cobden	\$190,000	January 2016

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.