

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

1 Scott Street, Colac Vic 3250

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$245,000

Median sale price

Median price \$320,000 House ☒ Unit ☐ Suburb or locality Colac

Period - From 01/07/2018 to 30/06/2019 Source REIV

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 eighteen 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	43 Scott St COLAC 3250	\$248,000	29/06/2018
2	10 Richmond St COLAC 3250	\$230,000	25/02/2019
3	147 Wilson St COLAC 3250	\$85,000	28/02/2019

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 eighteen months.



 3  1  2

Rooms:

Property Type: House (Res)

Land Size: 586 sqm approx

Agent Comments

Indicative Selling Price

\$245,000

Median House Price

Year ending June 2019: \$320,000

Property is zoned Commercial 1

Comparable Properties



43 Scott St COLAC 3250 (VG)

Agent Comments

 3  -  -

Price: \$248,000

Method: Sale

Date: 29/06/2018

Rooms: -

Property Type: House (Res)

Land Size: 624 sqm approx



10 Richmond St COLAC 3250 (REI/VG)

Agent Comments

 2  1  -

Price: \$230,000

Method: Private Sale

Date: 25/02/2019

Rooms: 4

Property Type: House

Land Size: 708 sqm approx



147 Wilson St COLAC 3250 (VG)

Agent Comments

Commercial zoned property

 3  -  -

Price: \$85,000

Method: Sale

Date: 28/02/2019

Rooms: -

Property Type: Retail (Com)

Land Size: 607 sqm approx