

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

49 Wallace 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 \$349,000

or range between \$*

&

\$

Median sale price

Median price \$320,000

Property type House

Suburb Colac

Period - From December 2018

to

December 2019

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
147 Queen Street, Colac	\$325,000	June 2019
188 Hearn Street, Colac	\$318,000	October 2019
46 Gravesend Street, Colac	\$335,000	January 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: 28/01/2020