

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

14 Hebb 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 \$285,000 & \$309,000

Median sale price

Median price

\$353,500

Property type

House

Suburb

Colac

Period - From

March 2020

to

March 2021

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

14 Hancock Street, Colac	\$282,500	May 2020
193 Hearn Street, Colac	\$283,000	April 2020
31 Sinclair Street, Colac	\$296,000	December 2020

This Statement of Information was prepared on: 22/04/2021