

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

46 Gravesend 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 \$335,000

or range between \$*

&

\$

Median sale price

Median price \$313,000

Property type House

Suburb Colac

Period - From 1st Oct 2018

to

31st Oct
2019

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

85 Jennings Street Colac	\$317,000	June 2019
147 Queen Street Colac	\$325,000	March 2109
19 Farrington Street Colac	\$325,000	January 2109

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: 26th November 2019