

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 and
postcode

Clearwater Estate - Rifle Butts Road

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

\$254,000

&

\$274,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$260,000

Property type

Land

Suburb

Colac

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

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

15 TRANQUIL CRESCENT COLAC VIC 3250	\$270,000	04-Jul-25
22 TRANQUIL CRESCENT COLAC VIC 3250	\$296,000	16-Jul-25
23 COUSINS STREET COLAC VIC 3250	\$230,000	16-May-25

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: 20 November 2025



**15 TRANQUIL CRESCENT COLAC
VIC 3250**

Sold Price

\$270,000

Sold Date

04-Jul-25

 -  -  -

Distance

0.26km



**22 TRANQUIL CRESCENT COLAC
VIC 3250**

Sold Price

\$296,000

Sold Date

16-Jul-25

 -  -  -

Distance

0.26km



**23 COUSINS STREET COLAC VIC
3250**

Sold Price

\$230,000

Sold Date

16-May-25

 4  2  2

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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