

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**14 FARRINGTON STREET, COLAC, VIC**

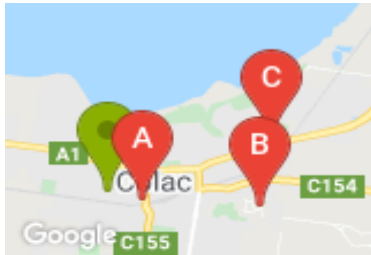
 3  1  1

**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Single Price: \$398,000**

## MEDIAN SALE PRICE



**COLAC, VIC, 3250**

**Suburb Median Sale Price (House)**

**\$365,000**

01 April 2020 to 31 March 2021

Provided by: 

## COMPARABLE PROPERTIES

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.



**1 RAILWAY ST, COLAC, VIC 3250**

 3  2  2

**Sale Price**

**\$410,000**

Sale Date: 23/11/2020

Distance from Property: 469m



**10 KETTLE ST, COLAC, VIC 3250**

 3  2  2

**Sale Price**

**\$420,000**

Sale Date: 22/10/2020

Distance from Property: 2km



**67 BRUCE ST, COLAC, VIC 3250**

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**Sale Price**

**\$405,000**

Sale Date: 06/10/2020

Distance from Property: 2.2km



This report has been compiled on 11/06/2021 by Richardson Real Estate Colac. Property Data Solutions Pty Ltd 2021 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](http://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

14 FARRINGTON STREET, COLAC, VIC 3250

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price: \$398,000

### Median sale price

Median price \$365,000

Property type

House

Suburb

COLAC

Period 01 April 2020 to 31 March 2021

Source

 pricfinder

### Comparable property sales

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

1 RAILWAY ST, COLAC, VIC 3250	\$410,000	23/11/2020
10 KETTLE ST, COLAC, VIC 3250	\$420,000	22/10/2020
67 BRUCE ST, COLAC, VIC 3250	\$405,000	06/10/2020

This Statement of Information was prepared on:

11/06/2021