

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 12 BALNAGOWAN AVENUE, COLAC, VIC

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: \$570,000 to \$625,000

Median sale price

Median price \$296,050

House

Unit

Suburb COLAC

Period 01 April 2017 to 31 March 2018

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
4 QUEENS AVE, COLAC, VIC 3250	\$580,000	16/06/2017
4 ALEXANDER ST, COLAC, VIC 3250	\$400,000	17/06/2017
1 STODART ST, COLAC, VIC 3250	\$721,000	14/12/2017