

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

Property offered for sale

Address
Including suburb and
postcode

17 CORANGAMITE STREET, COLAC, VIC 3250

Indicative selling price

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

Single Price: \$460,000

Median sale price

Median price

\$363,000

Property type

House

Suburb

COLAC

Period

01 April 2020 to 31 March 2021

Source



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

45 CALVERT ST, COLAC, VIC 3250	\$460,000	03/07/2020
49 POLLACK ST, COLAC, VIC 3250	\$455,000	27/11/2018
155 HEARN ST, COLAC, VIC 3250	\$470,000	22/09/2020

This Statement of Information was prepared on: 26/05/2021