

STATEMENT OF INFORMATION

31 POLWARTH STREET, COLAC, VIC 3250

PREPARED BY KEN MCDONALD, CASEY MCDONALD REALTY, PHONE: 0436464641





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



31 POLWARTH STREET, COLAC, VIC 3250  3  1  2

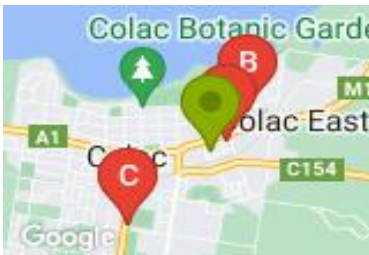
Indicative Selling Price

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

Single Price: **\$495,000**

Provided by: ken Mcdonald, Casey McDonald Realty

MEDIAN SALE PRICE



COLAC, VIC, 3250

Suburb Median Sale Price (House)

\$483,075

01 January 2023 to 31 December 2023

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.



47 CHURCH ST, COLAC, VIC 3250

 3  1  1

Sale Price

\$490,000

Sale Date: 03/10/2023

Distance from Property: 277m



1 TROY ST, COLAC, VIC 3250

 3  1  2

Sale Price

\$530,000

Sale Date: 30/03/2023

Distance from Property: 730m



50 GRAVESEND ST, COLAC, VIC 3250

 3  2  10

Sale Price

\$451,500

Sale Date: 17/05/2023

Distance from Property: 1.5km



This report has been compiled on 28/03/2024 by Casey McDonald Realty. Property Data Solutions Pty Ltd 2024 - 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 before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

31 POLWARTH STREET, COLAC, VIC 3250


Indicative selling price

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

Single Price: \$495,000

Median sale price

Median price \$483,075 Property type House Suburb COLAC

Period 01 January 2023 to 31 December 2023 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
47 CHURCH ST, COLAC, VIC 3250	\$490,000	03/10/2023
1 TROY ST, COLAC, VIC 3250	\$530,000	30/03/2023
50 GRAVESEND ST, COLAC, VIC 3250	\$451,500	17/05/2023

This Statement of Information was prepared on: 28/03/2024