

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

41 WYNNE STREET COLAC VIC 3250

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

\$375,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$487,500

Property type

House

Suburb

Colac

Period-from

01 Nov 2022

to

31 Oct 2023

Source

Corelogic

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

49 ARMSTRONG STREET COLAC VIC 3250	\$437,965	10-Mar-23
136-144 JENNINGS STREET COLAC VIC 3250	\$450,000	02-Aug-23
168 AIREYS STREET ELLIMINYT VIC 3250	\$385,250	28-Aug-23

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: 22 November 2023

**49 ARMSTRONG STREET COLAC
VIC 3250**

Sold Price

\$437,965

Sold Date

10-Mar-23 3  1  1

Distance

0.75km**136-144 JENNINGS STREET COLAC
VIC 3250**

Sold Price

^{RS} **\$450,000** ^{UN}

Sold Date

02-Aug-23 2  1  3

Distance

0.84km**168 AIREYS STREET ELLIMINYT VIC
3250**

Sold Price

\$385,250

Sold Date

28-Aug-23 2  1  1

Distance

2.76km

RS = Recent sale

UN = Undisclosed Sale

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