

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 or
locality and postcode

60-70 Wallace Street, Colac Vic 3250

Indicative selling price

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

Range between \$850,000 & \$935,000

Median sale price

Median price \$270,000 Property Type Vacant land Suburb Colac

Period - From 03/04/2023 to 02/04/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

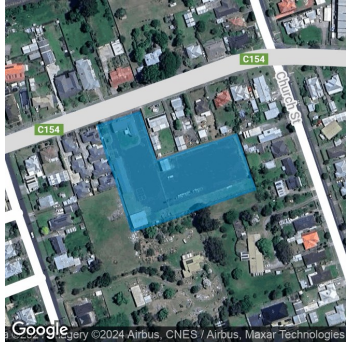
~~A* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	2b George St COLAC 3250	\$400,000	31/01/2023
2			
3			

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 eighteen months.

This Statement of Information was prepared on: 03/04/2024 17:40



Property Type:
Agent Comments

Indicative Selling Price
\$850,000 - \$935,000
Median Land Price
03/04/2023 - 02/04/2024: \$270,000

Comparable Properties

2b George St COLAC 3250 (VG)

Agent Comments



Price: \$400,000
Method: Sale
Date: 31/01/2023
Property Type: Hobby Farm < 20 ha
Land Size: 4906 sqm approx

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 eighteen months.