

## 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 34 Hewitt Street COLAC 3250

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$ or range between \$360,000 & \$380,000

#### Median sale price

(\*Delete house or unit as applicable)

Median price \$295,050 \*House x \*Unit Suburb COLAC

Period - From June 2017 to May 2018 Source CoreLogic

#### Comparable property sales

**A\*** 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
1. 31 Hewitt Street COLAC	\$ 352,000	28/11/17
2. 25 Marks Street COLAC	\$ 362,500	6/12/17
3. 12 Elsinore Street COLAC	\$360,000	13/9/17

**OR**

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.