Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	Lot 36 - Garner Place, Colac, 3250

Indicative selling price

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

Single price	$ 223,000	or range between		&

Median sale price

Median price	$ -	Property type	Vacant Land	Suburb	#VALUE!
Period - From	0/01/1900	to	0/01/1900	Source	#VALUE!

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
1 Lot 119 - Sinclair Street, Colac, 3250	$ 217,000	29/01/2026
2 Lot 121 - Sinclair Street, Colac, 3250	$ 217,000	24/01/2026
3 Lot 28 - Sinclair Street, Colac, 3250	$ 211,000	20/01/2026

This Statement of Information was prepared on: 12 May 2026