

## Statement of Information

# Multiple residential properties located outside the Melbourne metropolitan area

### Section 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 **multiple units in a residential development located outside the Melbourne metropolitan area** are being offered for sale at the same time. 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**.

If units of a similar type or class have the same pricing (for example, one bedroom units in a high rise position) a single indicative selling price may be listed for these types or classes of units collectively, rather than an indicative selling price for each individual unit. It must be clear that the indicative selling price is for a particular type or class of units. The indicative selling price 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, included with any Internet advertisement 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](http://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Unit offered for sale

Address  
Including suburb or locality  
and postcode  
Lakeside – 36-52 Bruce Street, COLAC, Vic, 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)

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
Lot 4 - 16 x 41.91 (671m2)	\$324,000	or range between	\$*	&	\$
Lot 5 – 14 x 41.91 (587m2)	\$295,500	or range between	\$*	&	\$
Lot 8 – 16 x 41.91 (671m2)	\$324,000	or range between	\$*	&	\$
Lot 9 – 14 x 41.89 (587m2)	\$295,500	or range between	\$*	&	\$
Lot 10 – 12.5 x 35.06 (487m2)	\$268,500	or range between	\$*	&	\$
Lot 14 – 16.01 x 32 (512m2)	\$275,000	or range between	\$*	&	\$
Lot 21 – 18 x 28 (499m2)	\$269,000	or range between	\$*	&	\$
Lot 24 – 15.49 x 45.28 (977m2)	\$349,000	or range between	\$*	&	\$
Lot 27 – 16 x 40.16 (660m2)	\$340,000	or range between	\$*	&	\$
Lot 28 – 14.98 x 31.54 (502m2)	\$272,500	or range between	\$*	&	\$
Lot 33 – 19.62 x 35 (691m2)	\$320,000	or range between	\$*	&	\$

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
Lot 34, 39 – 14 x 30 (419m <sup>2</sup> )	\$255,000	or range between	\$*	&	\$
Lot 36 - 12.5 x 30 (375m <sup>2</sup> )	\$239,000	or range between	\$*	&	\$
Lot 40 – 12.54 x 30 (379m <sup>2</sup> )	\$241,500	or range between	\$*	&	\$
Lot 54 – 14 x 32 (448m <sup>2</sup> )	\$259,000	or range between	\$*	&	\$
Lot 55 – 28.54 x 32 (740m <sup>2</sup> )	\$3339,500	or range between	\$*	&	\$
Lot 57 – 17.77 x 35.25 (633m <sup>2</sup> )	\$342,500	or range between	\$*	&	\$
Lot 58 – 16.02 x 35.25 (556m <sup>2</sup> )	\$304,500	or range between	\$*	&	\$
Lot 60 – 19.19 x 27.51 (583m <sup>2</sup> )	\$294,000	or range between	\$*	&	\$
Lot 61 – 14 x 28 (392m <sup>2</sup> )	\$244,000	or range between	\$*	&	\$

Additional entries may be included or attached as required.

### Unit median sale price

Median price	<input type="text" value="\$262,000"/>	Suburb or locality	<input type="text" value="COLAC VIC 3250"/>
Period - From	<input type="text" value="January 2025"/>	To	<input type="text" value="March 2025"/>
Source	<input type="text" value="Internal research department"/>		

**Important advice about the median sale price:** The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 9 properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.

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

**A\*** These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last 18 months, and located within five kilometres of the unit for sale.

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within five kilometres of the unit for sale in the last 18 months.

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
Lot 4 - 16 x 41.91 (671m <sup>2</sup> )	1	\$	
	2	\$	
	3	\$	

**Unit type or class**

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 5 & 6 – 14 x 41.91 (587m2)	1	\$	
	2	\$	
	3	\$	

**Unit type or class**

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 8 – 16 x 41.91 (671m2)	1	\$	
	2	\$	
	3	\$	

**Unit type or class**

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 9 – 14 x 41.89 (587m2)	1	\$	
	2	\$	
	3	\$	

**Unit type or class**

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 10 – 12.5 x 35.06 (487m2)	1	\$	
	2	\$	
	3	\$	

**Unit type or class**

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 14 – 16.01 x 32 (512m2)	1	\$	
	2	\$	
	3	\$	

**Unit type or class**

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 21 – 18 x 28 (499m2)	1	\$	
	2	\$	
	3	\$	

**Unit type or class**

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 24 – 15.49 x 45.28 (977m2)	1	\$	
	2	\$	
	3	\$	

**Unit type or class**

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 27 – 16 x 40.16 (660m2)	1	\$	
	2	\$	
	3	\$	

**Unit type or class**

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 28 – 14.98 x 31.54 (502m2)	1	\$	
	2	\$	
	3	\$	

**Unit type or class**

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 33 – 19.62 x 35 (691m2)	1	\$	
	2	\$	
	3	\$	

**Unit type or class**

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 34, 39 – 14 x 30 (419m2)	1	\$	
	2	\$	
	3	\$	

**Unit type or class**

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 36 - 12.5 x 30 (375m2)	1	\$	
	2	\$	
	3	\$	

**Unit type or class**

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 40 – 12.54 x 30 (379m <sup>2</sup> )	1	\$	
	2	\$	
	3	\$	

**Unit type or class**

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 54 – 14 x 32 (448m <sup>2</sup> )	1	\$	
	2	\$	
	3	\$	

**Unit type or class**

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 55 – 28.54 x 32 (740m <sup>2</sup> )	1	\$	
	2	\$	
	3	\$	

**Unit type or class**

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 57 – 17.77 x 35.25 (633m <sup>2</sup> )	1	\$	
	2	\$	
	3	\$	

**Unit type or class**

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 58 – 16.02 x 35.25 (556m <sup>2</sup> )	1	\$	
	2	\$	
	3	\$	

**Unit type or class**

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 60 – 19.19 x 27.51 (583m <sup>2</sup> )	1	\$	
	2	\$	
	3	\$	

**Unit type or class**

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 61 – 14 x 28 (392m2)	1	\$	
	2	\$	
	3	\$	

This Statement of Information was prepared on: June 2025