



Statement of Information

Prepared on: 9th June 2017

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

35 CASINO AVENUE, APOLLO BAY VIC 3233

Indicative selling price

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

Single price

\$795,000

Median sale price

Median price

\$480,000

House

Suburb
or locality

Apollo Bay VIC 3233

Period - From

1st May, 2016

to

1st May, 2017

Source

Realestate.com.au

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. 9 Galbraith Way, Marengo VIC 3233	\$650,000	15 th Feb, 2017
2. 29 Scenic Drive, Apollo Bay VIC 3233	\$718,000	18 th July, 2016
3. 13 Ferrier Drive, Marengo VIC 3233	\$685,000	6 th April, 2017