



Statement of Information

Prepared on: 10/08/17

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

2A GUM COURT APOLLO BAY VIC 3233

Indicative selling price

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

Single price \$505,000.00

Median sale price

Median price \$480,000

House

Suburb
or locality Apollo Bay VIC 3233

Period - From 01/08/16 to 07/08/17

Source Realestate.com.au

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 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. 23 Joyce Street Apollo Bay VIC 3233	\$480,000	19/05/17
2. 26A Montrose Avenue Apollo Bay VIC 3233	\$405,000	15/05/17
3. 6 Gum Court Apollo Bay VIC 3233	\$510,000	09/03/17