

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality and postcode

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb or locality
 Period - From to Source

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 eighteen 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	1/67 Nelson St APOLLO BAY 3233	\$580,000	13/08/2016
2	2/21 Noel St APOLLO BAY 3233	\$580,000	27/04/2016
3	2/46 Noel St APOLLO BAY 3233	\$536,000	06/02/2017

OR

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

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Indicative Selling Price

\$55,000 - \$60,500

Median House Price

Year ending June 2017: \$532,500



Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties

1/67 Nelson St APOLLO BAY 3233 (VG)

Agent Comments



Price: \$580,000

Method: Sale

Date: 13/08/2016

Rooms: -

Property Type: Res Investment - Holiday
Accommodation



2/21 Noel St APOLLO BAY 3233 (REI/VG)

Agent Comments



Price: \$580,000

Method: Private Sale

Date: 27/04/2016

Rooms: 5

Property Type: House



2/46 Noel St APOLLO BAY 3233 (VG)

Agent Comments



Price: \$536,000

Method: Sale

Date: 06/02/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)