

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

10 Pascoe Street, Apollo Bay Vic 3233

Indicative selling price

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

Single price

\$590,000

Median sale price

Median price

\$555,000

House

X

Unit

Suburb or locality

Apollo Bay

Period - From

01/01/2018

to

31/12/2018

Source

REIV

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	6 Ferrier Dr MARENGO 3233	\$595,000	19/10/2018
2	7 Ferrier Dr MARENGO 3233	\$595,000	09/03/2018
3	28 McLennan St APOLLO BAY 3233	\$590,000	01/11/2018

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.



Rooms:
Property Type:
 Agent Comments

Indicative Selling Price
 \$590,000

Median House Price
 Year ending December 2018: \$555,000

Comparable Properties



6 Ferrier Dr MARENGO 3233 (REI/VG)

Agent Comments



Price: \$595,000
Method: Private Sale
Date: 19/10/2018
Rooms: 4
Property Type: House
Land Size: 1079 sqm approx



7 Ferrier Dr MARENGO 3233 (REI/VG)

Agent Comments



Price: \$595,000
Method: Private Sale
Date: 09/03/2018
Rooms: -
Property Type: House
Land Size: 582 sqm approx



28 McLennan St APOLLO BAY 3233 (VG)

Agent Comments



Price: \$590,000
Method: Sale
Date: 01/11/2018
Rooms: -
Property Type: House (Res)
Land Size: 1000 sqm approx