### 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 9/22 Ne Including suburb or locality andpostcode

9/22 Nelson Street, Apollo Bay Vic 3233

#### Indicative selling price

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

Range between	\$55,000		&	\$60,500			
Median sale price							
Median price	532.500 H	louse	х	Unit	Suburb or locality	Apollo Bay	

Median price	\$532,500	Hou	ise X	Unit		Suburb or locality	Apollo Bay
Period - From	01/07/2016	to	30/06/2017		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.

Ad	dress 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.

Account - Great Ocean Properties | P: 03 5237 7719 | F: 03 5237 7719

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



# 9/22 Nelson Street, Apollo Bay Vic 3233

# greatocean properties

Cate Thomas 03 5237 7366 0458 586 540 cate@gopapollobay.com.au

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) 3 🙀 - 🏟 -	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) 3  2  2	Agent Comments
	Price: \$580,000 Method: Private Sale Date: 27/04/2016 Rooms: 5 Property Type: House	
the second second	2/46 Noel St APOLLO BAY 3233 (VG) 3 🙀 - 🏠 -	Agent Comments
	Price: \$536,000 Method: Sale Date: 06/02/2017 Rooms: - Property Type: Flat/Unit/Apartment (Res)	

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