

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 11 Montrose Avenue, 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 \$532,500 House X Unit Suburb Apollo Bay

Period - From 01/07/2016 to 30/06/2017 Source REIV

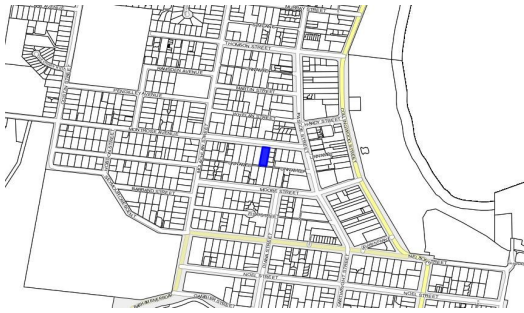
Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	25 Noel St APOLLO BAY 3233	\$640,000	29/03/2017
2	54 Cawood St APOLLO BAY 3233	\$590,000	17/12/2016
3	20 Gambier St APOLLO BAY 3233	\$570,000	01/02/2017

OR

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



3 1 3

Rooms: 8

Property Type: House (Previously Occupied - Detached)

Land Size: 1358 sqm approx

Agent Comments

Three bedroom on large sub-dividable block

Comparable Properties



25 Noel St APOLLO BAY 3233 (REI/VG)

Agent Comments

3 1 2

Price: \$640,000

Method: Private Sale

Date: 29/03/2017

Rooms: 4

Property Type: House

Land Size: 1123 sqm approx



54 Cawood St APOLLO BAY 3233 (VG)

Agent Comments

3 - -

Price: \$590,000

Method: Sale

Date: 17/12/2016

Rooms: -

Property Type: House (Res)

Land Size: 1088 sqm approx



20 Gambier St APOLLO BAY 3233 (REI/VG)

Agent Comments

3 1 -

Price: \$570,000

Method: Private Sale

Date: 01/02/2017

Rooms: -

Property Type: House

Land Size: 850 sqm approx