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 andpostcode

34 Thomson Street, Apollo Bay Vic 3233

Indicative selling price

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

Range betweer	\$450,000		&	\$4	195,000		
Median sale pr	ice						
Median price	\$555,000	House	x	Linit		Suburb or locality	

Median price	\$555,000	Ηοι	ise X	Unit		Suburb or locality	Apollo Bay
Period - From	01/07/2017	to	30/09/2017		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	2/37 Thomson St APOLLO BAY 3233	\$475,000	08/09/2017
2	21 Murray St APOLLO BAY 3233	\$462,500	17/02/2017
3	4 Gallipoli Pde APOLLO BAY 3233	\$450,000	08/06/2017

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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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.



propertydata





Rooms: 6 Property Type: House (Res) Land Size: 584 sqm approx Agent Comments

Indicative Selling Price \$450,000 - \$495,000 **Median House Price** September quarter 2017: \$555,000

Comparable Properties



Price: \$475,000 Method: Private Sale Date: 08/09/2017 Rooms: 5

2/37 Thomson St APOLLO BAY 3233 (REI)



Property Type: House

Agent Comments



21 Murray St APOLLO BAY 3233 (REI/VG)

2

Agent Comments

Price: \$462,500 Method: Private Sale Date: 17/02/2017 Rooms: -Property Type: House Land Size: 792 sqm approx

- 3

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4 Gallipoli Pde APOLLO BAY 3233 (VG)

Agent Comments

Price: \$450,000 Method: Sale Date: 08/06/2017 Rooms: -Property Type: House (Res) Land Size: 760 sqm approx

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