

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

34 Thomson Street, Apollo Bay Vic 3233

Indicative selling price

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

Range between \$450,000 & \$495,000

Median sale price

Median price \$555,000 House 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.

	Address 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.



3
 1
 2

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



2/37 Thomson St APOLLO BAY 3233 (REI)

Agent Comments

3
 2
 2

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



21 Murray St APOLLO BAY 3233 (REI/VG)

Agent Comments

3
 1
 2

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



4 Gallipoli Pde APOLLO BAY 3233 (VG)

Agent Comments

3
 -
 -

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