

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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb or locality
 Period - From to Source

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	37 Great Ocean Rd SKENES CREEK 3233	\$1,230,000	08/07/2016
2	7-9 Cawood St APOLLO BAY 3233	\$1,180,000	26/07/2016
3	8 Mitchell Ct MARENGO 3233	\$1,125,000	10/04/2017

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.

Cate Thomas

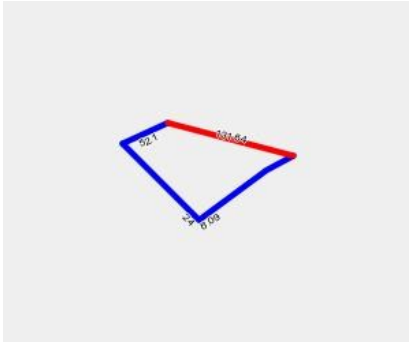
03 5237 7366

0458 586 540

cate@gopapollobay.com.au

Indicative Selling Price

\$1,200,000 - \$1,320,000



Rooms:

Property Type:

Agent Comments

Comparable Properties



37 Great Ocean Rd SKENES CREEK 3233 (REI)

Agent Comments



Price: \$1,230,000

Method: Private Sale

Date: 08/07/2016

Rooms: 8

Property Type: House

Land Size: 580 sqm approx



7-9 Cawood St APOLLO BAY 3233 (REI)

Agent Comments



Price: \$1,180,000

Method: Private Sale

Date: 26/07/2016

Rooms: 9

Property Type: Block of Flats

Land Size: 2283 sqm approx



8 Mitchell Ct MARENGO 3233 (REI/VG)

Agent Comments



Price: \$1,125,000

Method: Private Sale

Date: 10/04/2017

Rooms: 5

Property Type: House

Land Size: 879 sqm approx