

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 2/10 Banksia Court, Apollo Bay Vic 3233

Indicative selling price

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

Range between \$550,000 & \$605,000

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	24a Great Ocean Rd MARENGO 3233	\$580,000	27/06/2017
2	65 Cawood St APOLLO BAY 3233	\$560,000	27/02/2017
3	2/11 Marriners Lookout Rd APOLLO BAY 3233	\$550,000	03/08/2017

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.

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Indicative Selling Price

\$550,000 - \$605,000

Median House Price

Year ending June 2017: \$532,500



3 -

Rooms:

Property Type: House (Previously Occupied - Detached)

Agent Comments

Comparable Properties

24a Great Ocean Rd MARENGO 3233 (VG)

Agent Comments

2 -

Price: \$580,000

Method: Sale

Date: 27/06/2017

Rooms: -

Property Type: House (Res)

Land Size: 929 sqm approx



65 Cawood St APOLLO BAY 3233 (REI/VG)

Agent Comments

4 2 2

Price: \$560,000

Method: Private Sale

Date: 27/02/2017

Rooms: -

Property Type: House

Land Size: 586 sqm approx



2/11 Marriners Lookout Rd APOLLO BAY 3233 (VG)

Agent Comments

3 -

Price: \$550,000

Method: Sale

Date: 03/08/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)