

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

Indicative selling price

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

Single price

Median sale price

Median price House Unit Suburb
 Period - From to Source

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	50 Murray St APOLLO BAY 3233	\$420,000	10/10/2016
2	26 Moore St APOLLO BAY 3233	\$405,000	01/04/2017
3	10 Newcombe St MARENGO 3233	\$390,000	09/06/2017

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.~~

Amber Nosedá

03 5237 7366

0419 540 365

amber@gopapollobay.com.au

Indicative Selling Price

\$399,000

Median House Price

December quarter 2017: \$525,000



 2  1  1

Rooms:

Property Type: House (Res)

Land Size: 378 sqm approx

Agent Comments

Comparable Properties



50 Murray St APOLLO BAY 3233 (REIVG)

Agent Comments

 3  1  3

Price: \$420,000

Method: Private Sale

Date: 10/10/2016

Rooms: 4

Property Type: House

Land Size: 567 sqm approx



26 Moore St APOLLO BAY 3233 (VG)

Agent Comments

 3  -  -

Price: \$405,000

Method: Sale

Date: 01/04/2017

Rooms: -

Property Type: House (Res)

Land Size: 412 sqm approx



10 Newcombe St MARENGO 3233 (REI)

Agent Comments

 3  2  2

Price: \$390,000

Method: Private Sale

Date: 09/06/2017

Rooms: 5

Property Type: House