

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	4 Scott PI APOLLO BAY 3233	\$260,000	02/08/2016
2	1 Scott PI APOLLO BAY 3233	\$250,000	16/07/2016
3	42 Scenic Dr APOLLO BAY 3233	\$240,000	22/09/2017

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.



Rooms:
Property Type: Land
Land Size: 450 sqm approx
 Agent Comments

Indicative Selling Price
 \$0 - \$230,000
Median House Price
 September quarter 2017: \$555,000

Comparable Properties



4 Scott PI APOLLO BAY 3233 (REI/VG)

Agent Comments



Price: \$260,000
Method: Private Sale
Date: 02/08/2016
Rooms: -
Property Type: Land
Land Size: 1630 sqm approx



1 Scott PI APOLLO BAY 3233 (REI/VG)

Agent Comments



Price: \$250,000
Method: Private Sale
Date: 16/07/2016
Rooms: -
Property Type: Land
Land Size: 1126 sqm approx



42 Scenic Dr APOLLO BAY 3233 (REI)

Agent Comments



Price: \$240,000
Method: Private Sale
Date: 22/09/2017
Rooms: -
Property Type: Land
Land Size: 575 sqm approx