

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Propert ^o	y offered	for s	ale
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Ad Including sub locality andpos	urb or	5/49 Pascoe Street, Apollo Bay Vic 3233								
Indicative selling price										
For the meaning of this price see consumer.vic.gov.au/underquoting										
Range between	\$350,000	&	\$365,000							
Median sale price*										
Median price		House	Unit	Suburb or locality Apollo Bay						
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	3/49 Pascoe St APOLLO BAY 3233	\$350,000	04/08/2018
2	3/22 Nelson St APOLLO BAY 3233	\$350,000	05/12/2018
3	1/31 Thomson St APOLLO BAY 3233	\$315,000	27/05/2018

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.
- * When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

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Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price \$350,000 - \$365,000 No median price available

Comparable Properties



3/49 Pascoe St APOLLO BAY 3233 (VG)



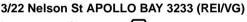


Price: \$350,000 Method: Sale Date: 04/08/2018

Rooms: -

Property Type: House (Res) Land Size: 141 sqm approx

Agent Comments

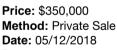








Agent Comments



Rooms: 3

Property Type: House Land Size: 204 sqm approx





Agent Comments



Price: \$315,000 Method: Private Sale Date: 27/05/2018

Rooms: -

Property Type: Unit

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