Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality andpostcode

Address 4/14 Murray Street, Apollo Bay Vic 3233

Indicative selling price

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

Range between	\$600,000	&	\$620,000	
Median sale pri	ce*			

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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.

Add	dress of comparable property	Price	Date of sale
1	4 Holzer Dr APOLLO BAY 3233	\$607,500	05/07/2018
2	7 Ferrier Dr MARENGO 3233	\$595,000	09/03/2018
3	1/15 Cawood St APOLLO BAY 3233	\$595,000	29/03/2018

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: Apartment Agent Comments

Indicative Selling Price \$600,000 - \$620,000 No median price available

Comparable Properties



Price: \$607,500 Method: Private Sale Date: 05/07/2018 Rooms: 5 Property Type: House

4 Holzer Dr APOLLO BAY 3233 (REI)



Land Size: 370 sqm approx

Agent Comments

Agent Comments



Price: \$595.000 Method: Private Sale Date: 09/03/2018

- 3

Rooms: -

7 Ferrier Dr MARENGO 3233 (REI/VG)

2

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1/15 Cawood St APOLLO BAY 3233 (VG)

Agent Comments

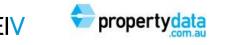


Property Type: House Land Size: 582 sqm approx

Price: \$595,000 Method: Sale Date: 29/03/2018 Rooms: -Property Type: Flat/Unit/Apartment (Res)

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.