

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	1/31 Thomson Street, Apollo Bay Vic 3233
---	--

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 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	61 Montrose Av APOLLO BAY 3233	\$325,000	18/01/2017
2	4 The Otway Vista APOLLO BAY 3233	\$322,500	21/11/2016
3	4/47-49 Pascoe St APOLLO BAY 3233	\$299,000	15/12/2017

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.~~

* 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.



Rooms:

Property Type: Unit

Agent Comments

Comparable Properties



61 Montrose Av APOLLO BAY 3233 (REI/VG)

Agent Comments



Price: \$325,000

Method: Private Sale

Date: 18/01/2017

Rooms: 4

Property Type: House

Land Size: 405 sqm approx



4 The Otway Vista APOLLO BAY 3233 (REI)

Agent Comments



Price: \$322,500

Method: Private Sale

Date: 21/11/2016

Rooms: 4

Property Type: House

Land Size: 375 sqm approx



4/47-49 Pascoe St APOLLO BAY 3233 (VG)

Agent Comments



Price: \$299,000

Method: Sale

Date: 15/12/2017

Rooms: -

Property Type: Res Investment - Holiday
Accommodation

Land Size: 21 sqm approx