Gary Van Someren 03 5237 7366 0418 550 049

gary@gopapollobay.com.au

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

1a Mclennan Street, Apollo Bay Vic 3233

Indicative selling price

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

Single price \$550,000

Median sale price

Median price	\$525,000	Hou	ise X	Unit		Suburb	Apollo Bay
Period - From	01/10/2017	to	31/12/2017		Source	REIV	

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.

Ad	dress of comparable property	Price	Date of sale
1	23 Thomson St APOLLO BAY 3233	\$540,000	07/12/2016
2	11a Seaview Dr APOLLO BAY 3233	\$515,000	13/11/2016
3	Lot 1/49 Costin St APOLLO BAY 3233	\$504,000	05/02/2018

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.

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propertydata

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greatocean properties

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Indicative Selling Price \$550,000 **Median House Price** December quarter 2017: \$525,000





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

Comparable Properties



Price: \$540,000 Method: Private Sale

23 Thomson St APOLLO BAY 3233 (REI/VG)

Date: 07/12/2016 Rooms: 6 Property Type: House Land Size: 1030 sqm approx

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11a Seaview Dr APOLLO BAY 3233 (VG)



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Agent Comments

Agent Comments



Price: \$515.000 Method: Sale Date: 13/11/2016 Rooms: -Property Type: House (Res) Land Size: 274 sqm approx



Lot 1/49 Costin St APOLLO BAY 3233 (REI) Agent Comments



Price: \$504,000 Method: Private Sale Date: 05/02/2018 Rooms: 4 Property Type: House Land Size: 800 sqm approx

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