

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 House 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.

Address 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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Rooms:

Property Type: House

Land Size: 450 sqm approx

Agent Comments

Comparable Properties



23 Thomson St APOLLO BAY 3233 (REI/VG)

Agent Comments

4 2 -

Price: \$540,000

Method: Private Sale

Date: 07/12/2016

Rooms: 6

Property Type: House

Land Size: 1030 sqm approx



11a Seaview Dr APOLLO BAY 3233 (VG)

Agent Comments

3 - -

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

3 2 3

Price: \$504,000

Method: Private Sale

Date: 05/02/2018

Rooms: 4

Property Type: House

Land Size: 800 sqm approx