

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

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
 Period - From to Source

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	6/22 Nelson St APOLLO BAY 3233	\$295,000	16/10/2017
2	2/49 Pascoe St APOLLO BAY 3233	\$285,000	16/11/2017
3	8/47-49 Pascoe St APOLLO BAY 3233	\$270,000	14/04/2016

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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Indicative Selling Price

\$275,000

Median House Price

March quarter 2018: \$495,000



Rooms:

Property Type:

Agent Comments

Comparable Properties

6/22 Nelson St APOLLO BAY 3233 (VG)

Agent Comments



Price: \$295,000

Method: Sale

Date: 16/10/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

2/49 Pascoe St APOLLO BAY 3233 (VG)

Agent Comments



Price: \$285,000

Method: Sale

Date: 16/11/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



8/47-49 Pascoe St APOLLO BAY 3233 (VG)

Agent Comments



Price: \$270,000

Method: Sale

Date: 14/04/2016

Rooms: -

Property Type: Strata Unit/Townhouse -
Conjoined