#### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

			Section	11 4/AF (	or the Estate A	genis Act 1900
Property offered for sale						
Address Including suburb or locality and postcode	7/28 Moore Street, Apollo Bay Vic 3233					
Indicative selling pri	ce					
For the meaning of this price see consumer.vic.gov.au/underquoting						
Range between \$499,	&	\$519,000	0			
Median sale price*						
Median price	ı	Property Type		Sul	burb Apollo Bay	
Period - From	to		So	ource		
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 18 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 4/14 Murray St APOLLO BAY 3233					\$595,000	28/09/2019
2 1/62 Noel St APOLLO BAY 3233					\$570,000	12/11/2019
3 1A/29 Murray St APOLLO BAY 3233					\$480,000	10/07/2019
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 18 months.						
This Statement of Information was prepared on: 15/03/2020 13:01						
* When this Statement of Information was prepared, publicly available information providing median sale						



<sup>\*</sup> 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.

### greatocean properties

David Ellis 03 5237 7366 0409 544 778 david@gopapollobay.com.au

**Indicative Selling Price** \$499,000 - \$519,000 No median price available



**Agent Comments** 



## Comparable Properties



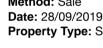
4/14 Murray St APOLLO BAY 3233 (VG)



Price: \$595,000 Method: Sale

Property Type: Strata Unit/Flat

Agent Comments



1/62 Noel St APOLLO BAY 3233 (VG)







**Agent Comments** 

Price: \$570,000 Method: Sale Date: 12/11/2019

Property Type: Flat/Unit/Apartment (Res)

1A/29 Murray St APOLLO BAY 3233 (VG)

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Price: \$480.000 Method: Sale Date: 10/07/2019

Property Type: Flat/Unit/Apartment (Res)

**Agent Comments** 

**Account** - Great Ocean Properties | P: 03 5237 7719 | F: 03 5237 7719



