

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

24 Nelson Street, Apollo Bay Vic 3233

Indicative selling price

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

Single price \$595,000

Median sale price

Median price \$588,250 House X Unit Suburb or locality Apollo Bay

Period - From 01/07/2018 to 30/09/2018 Source REIV

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 26 Nelson St APOLLO BAY 3233	\$660,000	12/12/2017
2 64 Costin St APOLLO BAY 3233	\$630,000	09/03/2018
3 38 Thomson St APOLLO BAY 3233	\$599,000	06/04/2018

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.



3 2 1

Rooms:

Property Type: House (Res)

Land Size: 700 sqm approx

Agent Comments

Comparable Properties



26 Nelson St APOLLO BAY 3233 (REI/VG)

Agent Comments

4 2 2

Price: \$660,000

Method: Private Sale

Date: 12/12/2017

Rooms: 6

Property Type: House

Land Size: 1250 sqm approx



64 Costin St APOLLO BAY 3233 (REI/VG)

Agent Comments

4 2 4

Price: \$630,000

Method: Private Sale

Date: 09/03/2018

Rooms: -

Property Type: House

Land Size: 550 sqm approx



38 Thomson St APOLLO BAY 3233 (VG)

Agent Comments

4 - -

Price: \$599,000

Method: Sale

Date: 06/04/2018

Rooms: -

Property Type: House (Res)

Land Size: 569 sqm approx