

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

1/20 Pascoe Street, Apollo Bay Vic 3233

Indicative selling price

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

Range between \$400,000

&

\$440,000

Median sale price

Median price \$532,500

House

X

Unit

Suburb Apollo Bay

Period - From 01/07/2016

to

30/06/2017

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	1/62 Noel St APOLLO BAY 3233	\$450,000	03/11/2016
2	1/42 Montrose Av APOLLO BAY 3233	\$415,000	28/02/2017
3	2/62 Cawood St APOLLO BAY 3233	\$415,000	05/04/2016

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

\$400,000 - \$440,000

Median House Price

Year ending June 2017: \$532,500



2 -

Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties

1/62 Noel St APOLLO BAY 3233 (VG)

Agent Comments

2 - -

Price: \$450,000

Method: Sale

Date: 03/11/2016

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



1/42 Montrose Av APOLLO BAY 3233 (VG)

Agent Comments

3 - -

Price: \$415,000

Method: Sale

Date: 28/02/2017

Rooms: -

Property Type: House (Res)



2/62 Cawood St APOLLO BAY 3233 (VG)

Agent Comments

3 - -

Price: \$415,000

Method: Sale

Date: 05/04/2016

Rooms: -

Property Type: Flat/Unit/Apartment (Res)