

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

**Indicative selling price**

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

Range between  &

**Median sale price**

Median price  House  Unit  Suburb or locality   
 Period - From  to  Source

**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	36 Murray St APOLLO BAY 3233	\$542,000	18/05/2017
2	16 McLennan St APOLLO BAY 3233	\$505,000	30/09/2017
3	4 Gallipoli Pde APOLLO BAY 3233	\$450,000	08/06/2017

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   
  1   
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**Rooms:**  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 1280 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$490,000 - \$525,000  
**Median House Price**  
 September quarter 2017: \$555,000

## Comparable Properties



36 Murray St APOLLO BAY 3233 (VG)

Agent Comments

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**Price:** \$542,000  
**Method:** Sale  
**Date:** 18/05/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 551 sqm approx



16 McLennan St APOLLO BAY 3233 (REI)

Agent Comments

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  3

**Price:** \$505,000  
**Method:** Private Sale  
**Date:** 30/09/2017  
**Rooms:** -  
**Property Type:** House



4 Gallipoli Pde APOLLO BAY 3233 (VG)

Agent Comments

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**Price:** \$450,000  
**Method:** Sale  
**Date:** 08/06/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 760 sqm approx