

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

Single price

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	13 Harrison St MARENGO 3233	\$790,000	10/08/2017
2	18a Casino Av APOLLO BAY 3233	\$752,000	13/11/2017
3	29 Scenic Dr APOLLO BAY 3233	\$718,000	18/07/2016

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.

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Indicative Selling Price

\$779,000

Median House Price

September quarter 2017: \$555,000



Rooms:

Property Type: House (New - Detached)

Land Size: 582 sqm approx

Agent Comments

Comparable Properties



13 Harrison St MARENGO 3233 (REI)

Agent Comments

4 3 2

Price: \$790,000

Method: Private Sale

Date: 10/08/2017

Rooms: 7

Property Type: House



18a Casino Av APOLLO BAY 3233 (REI)

Agent Comments

3 2 2

Price: \$752,000

Method: Private Sale

Date: 13/11/2017

Rooms: 5

Property Type: House



29 Scenic Dr APOLLO BAY 3233 (REI/VG)

Agent Comments

5 3 2

Price: \$718,000

Method: Private Sale

Date: 18/07/2016

Rooms: 7

Property Type: House

Land Size: 660 sqm approx