

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

365 Busty Road, Apollo Bay Vic 3233

Indicative selling price

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

Single price

\$875,000

Median sale price*

Median price

House

Unit

Suburb

Apollo Bay

Period - From

to

Source

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	290 Wild Dog Rd APOLLO BAY 3233	\$944,000	01/12/2017
2	30 Morris Accs SKENES CREEK NORTH 3233	\$900,000	25/05/2016
3	175 Wild Dog Rd APOLLO BAY 3233	\$900,000	23/09/2016

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.~~

* 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.



Rooms:

Property Type: HOUSE

Agent Comments

Comparable Properties



290 Wild Dog Rd APOLLO BAY 3233 (REI/VG) Agent Comments



Price: \$944,000

Method: Private Sale

Date: 01/12/2017

Rooms: 5

Property Type: Misc Improvements Rural (no dwelling)

Land Size: 47200 sqm approx

30 Morris Accs SKENES CREEK NORTH 3233 (VG) Agent Comments



Price: \$900,000

Method: Sale

Date: 25/05/2016

Rooms: -

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 32200 sqm approx

175 Wild Dog Rd APOLLO BAY 3233 (VG) Agent Comments



Price: \$900,000

Method: Sale

Date: 23/09/2016

Rooms: -

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 10733 sqm approx