

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

1-3 Diana Street, Apollo Bay Vic 3233

Indicative selling price

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

Range between \$750,000 & \$825,000

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	3 Ocean Park Dr MARENGO 3233	\$812,000	11/02/2017
2	13 Harrison St MARENGO 3233	\$790,000	10/08/2017
3	485 Great Ocean Rd APOLLO BAY 3233	\$760,000	24/02/2017

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.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 2026 sqm approx

Agent Comments

Comparable Properties



3 Ocean Park Dr MARENGO 3233 (REI/VG)

Agent Comments



Price: \$812,000

Method: Auction Sale

Date: 11/02/2017

Rooms: 8

Property Type: House (Res)

Land Size: 4000 sqm approx



13 Harrison St MARENGO 3233 (REI)

Agent Comments



Price: \$790,000

Method: Private Sale

Date: 10/08/2017

Rooms: 7

Property Type: House



485 Great Ocean Rd APOLLO BAY 3233 (REI/VG)

Agent Comments



Price: \$760,000

Method: Private Sale

Date: 24/02/2017

Rooms: 6

Property Type: House

Land Size: 30757 sqm approx