

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 | 2/28 Moore Street, Apollo Bay Vic 3233 |
|---------------------------------------------------------|----------------------------------------|

Indicative selling price

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

Single price

Median sale price

| | | | | | | | |
|---------------|-----------------------------------------|-------|-----------------------------------------|--------|-----------------------------------|--------------------|-----------------------------------------|
| Median price | <input type="text" value="\$495,000"/> | House | <input type="text" value="X"/> | Unit | <input type="text"/> | Suburb or locality | <input type="text" value="Apollo Bay"/> |
| Period - From | <input type="text" value="01/01/2018"/> | to | <input type="text" value="31/03/2018"/> | Source | <input type="text" value="REIV"/> | | |

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 | 1/42 Montrose Av APOLLO BAY 3233 | \$415,000 | 28/02/2017 |
| 2 | 1/45 Montrose Av APOLLO BAY 3233 | \$410,000 | 09/03/2018 |
| 3 | 6/28-30 Moore St APOLLO BAY 3233 | \$400,000 | 24/01/2017 |

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.~~

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Indicative Selling Price

\$420,000

Median House Price

March quarter 2018: \$495,000



3 2 2

Rooms:

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



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)



1/45 Montrose Av APOLLO BAY 3233 (REI)

Agent Comments

3 1 2

Price: \$410,000

Method: Private Sale

Date: 09/03/2018

Rooms: -

Property Type: House



6/28-30 Moore St APOLLO BAY 3233 (VG)

Agent Comments

3 - -

Price: \$400,000

Method: Sale

Date: 24/01/2017

Rooms: -

Property Type: Res Investment - Holiday
Accommodation