greatoceanproperties

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 andpostcode	43 Montrose Avenue, Apollo Bay Vic 3233

Indicative selling price

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

Single price	$560,000

Median sale price

Median price	$555,000	House	X	~~Unit~~		Suburb or locality	Apollo Bay
Period - From	01/07/2017	to	30/09/2017			Source	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	4 Seymour Cr APOLLO BAY 3233	$525,000	25/11/2016
2	16 Mclennan St APOLLO BAY 3233	$505,000	30/09/2017
3	91 Mclachlan St APOLLO BAY 3233	$500,000	24/02/2017

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.~~

REIV propertydata.com.au

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

43 Montrose Avenue, Apollo Bay Vic 3233

greatoceanproperties



3 1 3

Rooms:
Property Type: House
Land Size: 818 sqm approx

Agent Comments

Indicative Selling Price
$560,000
Median House Price
September quarter 2017: $555,000

Comparable Properties



4 Seymour Cr APOLLO BAY 3233 (REI/VG)

3 2 2

Price: $525,000
Method: Private Sale
Date: 25/11/2016
Rooms: 5
Property Type: House

Agent Comments



16 Mclennan St APOLLO BAY 3233 (REI/VG)

3 2 3

Price: $505,000
Method: Private Sale
Date: 30/09/2017
Rooms: -
Property Type: House
Land Size: 846 sqm approx

Agent Comments



91 Mclachlan St APOLLO BAY 3233 (REI/VG)

3 2 4

Price: $500,000
Method: Private Sale
Date: 24/02/2017
Rooms: 5
Property Type: House
Land Size: 838 sqm approx

Agent Comments

REIV propertydata.com.au

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.