David Ellis
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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	5 Nizam Quay, Apollo Bay Vic 3233

Indicative selling price

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

Range between $660,000 & $726,000

Median sale price

Median price $495,000 House X ~~Unit~~ Suburb or locality Apollo Bay

Period - From 01/01/2018 to 31/03/2018 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	5 Gum Ct APOLLO BAY 3233	$720,000	04/04/2018
2	13 Ferrier Dr MARENGO 3233	$685,000	05/02/2017
3	111 Mclachlan St APOLLO BAY 3233	$660,000	06/03/2018

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.~~

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.

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Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 807 sqm approx

Agent Comments

Indicative Selling Price
$660,000 - $726,000
Median House Price
March quarter 2018: $495,000

Comparable Properties



5 Gum Ct APOLLO BAY 3233 (REI/VG)

5 2 2

Price: $720,000
Method: Private Sale
Date: 04/04/2018
Rooms: 7
Property Type: House
Land Size: 660 sqm approx

Agent Comments



13 Ferrier Dr MARENGO 3233 (VG)

- - -

Price: $685,000
Method: Sale
Date: 05/02/2017
Rooms: -
Property Type: House (Res)
Land Size: 998 sqm approx

Agent Comments



111 Mclachlan St APOLLO BAY 3233 (REI/VG)

4 2 2

Price: $660,000
Method: Private Sale
Date: 06/03/2018
Rooms: 6
Property Type: House
Land Size: 615 sqm approx

Agent Comments

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