

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

10 Park Avenue, Apollo Bay Vic 3233

Indicative selling price

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

Single price \$545,000

Median sale price

Median price \$525,000 House ☒ Unit ☐ Suburb or locality Apollo Bay

Period - From 01/10/2017 to 31/12/2017 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 68 Costin St APOLLO BAY 3233	\$542,500	08/10/2016
2 16 Campbell Ct APOLLO BAY 3233	\$520,000	20/03/2017
3 12 Outlook Rd APOLLO BAY 3233	\$512,000	16/11/2016

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.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 628 sqm approx

Agent Comments

Comparable Properties



68 Costin St APOLLO BAY 3233 (VG)

Agent Comments



Price: \$542,500

Method: Sale

Date: 08/10/2016

Rooms: -

Property Type: House (Res)

Land Size: 313 sqm approx



16 Campbell Ct APOLLO BAY 3233 (REI/VG)

Agent Comments



Price: \$520,000

Method: Private Sale

Date: 20/03/2017

Rooms: 5

Property Type: House

Land Size: 1200 sqm approx



12 Outlook Rd APOLLO BAY 3233 (REI/VG)

Agent Comments



Price: \$512,000

Method: Private Sale

Date: 16/11/2016

Rooms: 5

Property Type: House

Land Size: 767 sqm approx