

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 2/169 Great Ocean Road, Apollo Bay Vic 3233

Indicative selling price

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

Single price \$275,000

Median sale price

Median price \$495,000 House X Unit Suburb Apollo Bay

Period - From 01/01/2018 to 31/03/2018 Source REIV

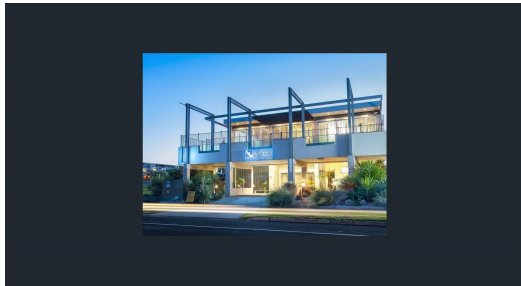
Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within 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	6/22 Nelson St APOLLO BAY 3233	\$295,000	16/10/2017
2	2/49 Pascoe St APOLLO BAY 3233	\$285,000	16/11/2017
3	8/47-49 Pascoe St APOLLO BAY 3233	\$270,000	14/04/2016

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:

Agent Comments

Comparable Properties

6/22 Nelson St APOLLO BAY 3233 (VG)

Agent Comments



Price: \$295,000

Method: Sale

Date: 16/10/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

2/49 Pascoe St APOLLO BAY 3233 (VG)

Agent Comments



Price: \$285,000

Method: Sale

Date: 16/11/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



8/47-49 Pascoe St APOLLO BAY 3233 (VG)

Agent Comments



Price: \$270,000

Method: Sale

Date: 14/04/2016

Rooms: -

Property Type: Strata Unit/Townhouse -
Conjoined