David Ellis
03 5237 7366
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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	61 Casino Avenue, Apollo Bay Vic 3233

Indicative selling price

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

Single price	$645,000

Median sale price

Median price	$525,000	House	X	~~Unit~~		Suburb	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 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	27 Casino Av APOLLO BAY 3233	$675,000	15/12/2016
2	16 Bass Cr SKENES CREEK 3233	$672,500	26/10/2017
3	25 Noel St APOLLO BAY 3233	$640,000	29/03/2017

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.~~

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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3 -

Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 609 sqm approx

Agent Comments

Indicative Selling Price
$645,000
Median House Price
December quarter 2017: $525,000

Comparable Properties

27 Casino Av APOLLO BAY 3233 (VG)

3 - -

Price: $675,000
Method: Sale
Date: 15/12/2016
Rooms: -
Property Type: House (Res)
Land Size: 1226 sqm approx

Agent Comments



16 Bass Cr SKENES CREEK 3233 (REI)

4 2 2

Price: $672,500
Method: Private Sale
Date: 26/10/2017
Rooms: 5
Property Type: House
Land Size: 600 sqm approx

Agent Comments



25 Noel St APOLLO BAY 3233 (REI/VG)

3 1 2

Price: $640,000
Method: Private Sale
Date: 29/03/2017
Rooms: 4
Property Type: House
Land Size: 1123 sqm approx

Agent Comments

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