David Ellis
03 5237 7366
0409 544 778
david@gopapollobay.com.au

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	28 Mclennan Street, Apollo Bay Vic 3233

Indicative selling price

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

Single price	$595,000

Median sale price

Median price	$588,250	House	X	~~Unit~~		Suburb or locality	Apollo Bay
Period - From	01/07/2018	to	30/09/2018			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	61 Casino Av APOLLO BAY 3233	$615,000	21/03/2018
2	11 Montrose Av APOLLO BAY 3233	$585,000	31/10/2017
3	43 Montrose Av APOLLO BAY 3233	$550,000	09/03/2018

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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3 -

Rooms:
Property Type: House (Res)
Land Size: 1000 sqm approx

Agent Comments

Indicative Selling Price
$595,000
Median House Price
September quarter 2018: $588,250

Comparable Properties



61 Casino Av APOLLO BAY 3233 (REI/VG)

3 1 2

Price: $615,000
Method: Private Sale
Date: 21/03/2018
Rooms: -
Property Type: House
Land Size: 609 sqm approx

Agent Comments



11 Montrose Av APOLLO BAY 3233 (REI/VG)

4 1 4

Price: $585,000
Method: Private Sale
Date: 31/10/2017
Rooms: 6
Property Type: House
Land Size: 1356 sqm approx

Agent Comments



43 Montrose Av APOLLO BAY 3233 (REI/VG)

3 1 6

Price: $550,000
Method: Private Sale
Date: 09/03/2018
Rooms: -
Property Type: House
Land Size: 846 sqm approx

Agent Comments

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