

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

**Indicative selling price**

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

Range between  &

**Median sale price**

Median price  House  Unit  Suburb or locality   
 Period - From  to  Source

**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                              |       |              |
| 2                              |       |              |
| 3                              |       |              |

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:** Land  
**Land Size:** 705 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$1,200,000 - \$1,320,000  
**Median House Price**  
 Year ending June 2017: \$532,500

There is insufficient data to draw on for this particular property. The price of the build plus the costs of the land supports the quoted figure.

## Comparable Properties



14 Casino Av APOLLO BAY 3233 (VG)

Agent Comments



**Price:** \$1,270,000  
**Method:** Sale  
**Date:** 27/02/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 603 sqm approx



265 Great Ocean Rd APOLLO BAY 3233 (REI/VG)

Agent Comments



**Price:** \$1,200,000  
**Method:** Private Sale  
**Date:** 22/12/2016  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 620 sqm approx

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.