

## 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

34 Cawood Street, Apollo Bay Vic 3233

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$0

&

\$0

#### Median sale price

Median price

\$555,000

House

X

Unit

Suburb or locality

Apollo Bay

Period - From

01/07/2017

to

30/09/2017

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	1 Scott Pl APOLLO BAY 3233	\$250,000	16/07/2016
2	42 Scenic Dr APOLLO BAY 3233	\$240,000	22/09/2017
3	33 Seaview Dr APOLLO BAY 3233	\$230,000	08/06/2017

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:** 681 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$0 - \$0

**Median House Price**  
 September quarter 2017: \$555,000

## Comparable Properties



### 1 Scott Pl APOLLO BAY 3233 (REI/VG)

**Agent Comments**



**Price:** \$250,000  
**Method:** Private Sale  
**Date:** 16/07/2016  
**Rooms:** -  
**Property Type:** Land  
**Land Size:** 1126 sqm approx



### 42 Scenic Dr APOLLO BAY 3233 (REI)

**Agent Comments**



**Price:** \$240,000  
**Method:** Private Sale  
**Date:** 22/09/2017  
**Rooms:** -  
**Property Type:** Land  
**Land Size:** 575 sqm approx



### 33 Seaview Dr APOLLO BAY 3233 (REI/VG)

**Agent Comments**



**Price:** \$230,000  
**Method:** Private Sale  
**Date:** 08/06/2017  
**Rooms:** -  
**Property Type:** Land  
**Land Size:** 750 sqm approx