

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	1 Outlook Road, Apollo Bay Vic 3233
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**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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	48 Seaview Dr APOLLO BAY 3233	\$197,500	24/04/2017
2	3 Nigel Ct APOLLO BAY 3233	\$197,000	24/08/2016
3	50 Seaview Dr APOLLO BAY 3233	\$180,000	07/06/2017

**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.~~

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

David Ellis

03 5237 7366

0409 544 778

david@gopapollobay.com.au

**Indicative Selling Price**

\$170,000 - \$187,000

**No median price available**



**Rooms:**

**Property Type:** Land

**Land Size:** 307 sqm approx

Agent Comments

## Comparable Properties



**48 Seaview Dr APOLLO BAY 3233 (REI/VG)**

Agent Comments



**Price:** \$197,500

**Method:** Private Sale

**Date:** 24/04/2017

**Rooms:** -

**Property Type:** Land

**Land Size:** 579 sqm approx



**3 Nigel Ct APOLLO BAY 3233 (REI/VG)**

Agent Comments



**Price:** \$197,000

**Method:** Private Sale

**Date:** 24/08/2016

**Rooms:** -

**Property Type:** Land

**Land Size:** 460 sqm approx



**50 Seaview Dr APOLLO BAY 3233 (REI/VG)**

Agent Comments



**Price:** \$180,000

**Method:** Private Sale

**Date:** 07/06/2017

**Rooms:** -

**Property Type:** Land

**Land Size:** 575 sqm approx