

# 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

1a Seaview Drive, 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)

Single price \$250,000

#### 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 42 Scenic Dr APOLLO BAY 3233	\$255,000	08/12/2018
2 2 Dolphin Ct APOLLO BAY 3233	\$250,000	12/09/2018
3 22 Seeberg Ct APOLLO BAY 3233	\$245,000	20/02/2018

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.



**Rooms:**

**Property Type:**

**Agent Comments**

## Comparable Properties



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

**Agent Comments**



**Price:** \$255,000

**Method:** Private Sale

**Date:** 08/12/2018

**Rooms:** -

**Property Type:** Land

**Land Size:** 575 sqm approx



**2 Dolphin Ct APOLLO BAY 3233 (REI/VG)**

**Agent Comments**



**Price:** \$250,000

**Method:** Private Sale

**Date:** 12/09/2018

**Rooms:** -

**Property Type:** Land

**Land Size:** 602 sqm approx



**22 Seeberg Ct APOLLO BAY 3233 (REI/VG)**

**Agent Comments**



**Price:** \$245,000

**Method:** Private Sale

**Date:** 20/02/2018

**Rooms:** -

**Property Type:** Land

**Land Size:** 510 sqm approx