

# 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

40 Seeberg Court Apollo Bay VIC 3233

### Indicative selling price

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

Price range between \$950,000 & \$990,000

### Median sale price

Median price \$912,500.00 Property type House Suburb Apollo Bay VIC 3233

Period - From 27.11.2023 to 27.11.2024 Source Realestate.com.au

### Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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. 7 Tuxion Road Apollo Bay         | \$950,000   | 09.08.2024   |
| 2. 27 Murray Street Apollo Bay      | \$1,100,000 | 21.01.2024   |
| 3. 43A Overview Crescent Apollo Bay | \$820,000   | 26.08.2024   |

This Statement of Information was prepared on: 27.11.2024