

Patrick Murphy 03 5237 7366 0405 291 200 patrick@gopapollobay.com.au

Statement of Information

Single residential property located outside the Melbourne metropolitan area

			AF OT	tine Estate Agents Act 1980						
Property offered for sale										
Address Including suburb or locality andpostcode		25 Seeberg	g Court, Apollo E	Bay Vic 3	3233					
ndicative selling price										
For the meaning of this price see consumer.vic.gov.au/underquoting										
Single price	e \$245,	000								
Median sale price*										
Median price		He	ouse	Unit		Subu	rb or locality	Ар	ollo Bay	
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 9 Alastair	9 Alastair Ct APOLLO BAY 3233								03/10/2018	
2 2 Dolphin	Ct APO	LLO BAY 32	233				\$250,000		12/09/2018	

OR

3

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last eighteen months.

Account - Great Ocean Properties | P: 03 5237 7719 | F: 03 5237 7719 Generated: 13/12/2018 16:42





22 Seeberg Ct APOLLO BAY 3233

\$245,000

05/04/2018

^{*} 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.

greatocean properties

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> **Indicative Selling Price** \$245,000 No median price available





Rooms:

Property Type: House (New -

Detached)

Land Size: 515 sqm approx

Agent Comments

Comparable Properties

9 Alastair Ct APOLLO BAY 3233 (VG)





Price: \$280,000 Method: Sale Date: 03/10/2018 Rooms: -

Property Type: Land Land Size: 614 sqm approx Agent Comments



2 Dolphin Ct APOLLO BAY 3233 (REI/VG)







Agent Comments

Agent Comments

Price: \$250.000 Method: Private Sale Date: 12/09/2018 Rooms: -

Property Type: Land

Land Size: 602 sqm approx







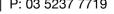


Price: \$245,000 Method: Private Sale Date: 05/04/2018

Rooms: -

Property Type: Land Land Size: 510 sqm approx





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