## greatocean properties

#### Statement of Information

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

# 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 andpostcode

49 Seeberg Court, Apollo Bay Vic 3233

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$245,000

#### Median sale price\*

Median price	House	e	Unit		Suburb or locality	Apollo 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.

Ad	dress of comparable property	Price	Date of sale
1	2 Dolphin Ct APOLLO BAY 3233	\$250,000	12/09/2018
2	9 Overview Cr APOLLO BAY 3233	\$243,000	23/01/2019
3	45 Seeberg Ct APOLLO BAY 3233	\$221,000	25/06/2018

#### 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.

\* 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.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions. 49 Seeberg Court, Apollo Bay Vic 3233

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**Indicative Selling Price** 

No median price available

\$245,000





Rooms: Property Type: Land Agent Comments

## **Comparable Properties**



Price: \$250,000 Method: Private Sale Date: 12/09/2018 Rooms: -Property Type: Land Land Size: 602 sqm approx

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9 Overview Cr APOLLO BAY 3233 (VG)

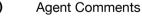
2 Dolphin Ct APOLLO BAY 3233 (REI/VG)



Price: \$243,000 Method: Sale Date: 23/01/2019 Rooms: -Property Type: Land Land Size: 550 sqm approx



45 Seeberg Ct APOLLO BAY 3233 (REI/VG) Age



Agent Comments

Agent Comments

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Price: \$221,000 Method: Private Sale Date: 25/06/2018 Rooms: -Property Type: Land Land Size: 502 sqm approx

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