

# 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

49 Seeberg Court, 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

\$245,000

#### Median sale price\*

Median price

House

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.

	Address 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.



Rooms:

Property Type: Land

Agent Comments



## Comparable Properties



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



9 Overview Cr APOLLO BAY 3233 (VG)

Agent Comments



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)

Agent Comments



Price: \$221,000

Method: Private Sale

Date: 25/06/2018

Rooms: -

Property Type: Land

Land Size: 502 sqm approx