greatocean properties

David Ellis 03 5237 7366 0409 544 778

david@gopapollobay.com.au

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 andpostcode

22 Seaview Drive, Apollo Bay Vic 3233

Indicative selling price

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

Single price \$775,000

Median sale price

Median price	\$643,000	Hou	ise X	Unit		Suburb or locality	Apollo Bay
Period - From	01/04/2018	to	30/06/2018		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.

Add	dress of comparable property	Price	Date of sale
1	37 Seeberg Ct APOLLO BAY 3233	\$860,000	06/11/2017
2	48 Cawood St APOLLO BAY 3233	\$820,000	24/04/2018
3	27 Scenic Dr APOLLO BAY 3233	\$775,000	03/02/2018

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.

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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.



propertydata

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Rooms: Property Type: Land Land Size: 647 sqm approx Agent Comments David Ellis 03 5237 7366 0409 544 778 david@gopapollobay.com.au

> Indicative Selling Price \$775,000 Median House Price June quarter 2018: \$643,000

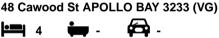
Comparable Properties



37 Seeberg Ct APOLLO BAY 3233 (REI/VG)



Price: \$860,000 Method: Private Sale Date: 06/11/2017 Rooms: 6 Property Type: House Land Size: 502 sqm approx



Agent Comments

Agent Comments



Price: \$820,000 Method: Sale Date: 24/04/2018 Rooms: -Property Type: House (Res) Land Size: 1100 sqm approx

27 Scenic Dr APOLLO BAY 3233 (VG)

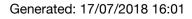
бо -

Agent Comments



Price: \$775,000 Method: Sale Date: 03/02/2018 Rooms: -Property Type: House (Res) Land Size: 582 sqm approx

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