

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	22 Seaview Drive, Apollo Bay Vic 3233
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**Indicative selling price**

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

Single price

**Median sale price**

Median price	<input type="text" value="\$643,000"/>	House	<input type="text" value="X"/>	Unit	<input type="text"/>	Suburb or locality	<input type="text" value="Apollo Bay"/>
Period - From	<input type="text" value="01/04/2018"/>	to	<input type="text" value="30/06/2018"/>	Source	<input type="text" value="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.

	Address 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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**Indicative Selling Price**

\$775,000

**Median House Price**

June quarter 2018: \$643,000



**Rooms:**

**Property Type:** Land

**Land Size:** 647 sqm approx

**Agent Comments**

## Comparable Properties



**37 Seeberg Ct APOLLO BAY 3233 (REI/VG)**

**Agent Comments**



**Price:** \$860,000

**Method:** Private Sale

**Date:** 06/11/2017

**Rooms:** 6

**Property Type:** House

**Land Size:** 502 sqm approx



**48 Cawood St APOLLO BAY 3233 (VG)**

**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)**

**Agent Comments**



**Price:** \$775,000

**Method:** Sale

**Date:** 03/02/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 582 sqm approx