

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

58 Overview Cr, Apollo Bay Vic 3233

Indicative selling price

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

Range between

\$0

&

\$230,000

Median sale price

Median price

\$555,000

House

X

Unit

Suburb or locality

Apollo Bay

Period - From

01/07/2017

to

30/09/2017

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.

	Address of comparable property	Price	Date of sale
1	4 Scott PI APOLLO BAY 3233	\$260,000	02/08/2016
2	1 Scott PI APOLLO BAY 3233	\$250,000	16/07/2016
3	42 Scenic Dr APOLLO BAY 3233	\$240,000	22/09/2017

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.

**Rooms:****Property Type:** Land**Land Size:** 450 sqm approx

Agent Comments

Indicative Selling Price

\$0 - \$230,000

Median House Price

September quarter 2017: \$555,000

Comparable Properties

**4 Scott Pl APOLLO BAY 3233 (REI/VG)**

Agent Comments

**Price:** \$260,000**Method:** Private Sale**Date:** 02/08/2016**Rooms:** -**Property Type:** Land**Land Size:** 1630 sqm approx**1 Scott Pl APOLLO BAY 3233 (REI/VG)**

Agent Comments

**Price:** \$250,000**Method:** Private Sale**Date:** 16/07/2016**Rooms:** -**Property Type:** Land**Land Size:** 1126 sqm approx**42 Scenic Dr APOLLO BAY 3233 (REI)**

Agent Comments

**Price:** \$240,000**Method:** Private Sale**Date:** 22/09/2017**Rooms:** -**Property Type:** Land**Land Size:** 575 sqm approx