

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

45 Scenic Drive, Apollo Bay Vic 3233

Indicative selling price

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

Single price \$695,000

Median sale price

Median price \$525,000

House

X

Unit

Suburb Apollo Bay

Period - From 01/10/2017

to 31/12/2017

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	13 Ferrier Dr MARENGO 3233	\$685,000	05/02/2017
2	20 Seeberg Ct APOLLO BAY 3233	\$640,000	21/08/2017
3	1 Alastair Ct APOLLO BAY 3233	\$625,000	22/12/2016

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



Rooms:

Property Type: Land

Land Size: 704 sqm approx

Agent Comments

Comparable Properties



13 Ferrier Dr MARENGO 3233 (VG)

Agent Comments



Price: \$685,000

Method: Sale

Date: 05/02/2017

Rooms: -

Property Type: House (Res)

Land Size: 998 sqm approx



20 Seeberg Ct APOLLO BAY 3233 (VG)

Agent Comments



Price: \$640,000

Method: Sale

Date: 21/08/2017

Rooms: -

Property Type: House (Res)

Land Size: 510 sqm approx



1 Alastair Ct APOLLO BAY 3233 (REI/VG)

Agent Comments



Price: \$625,000

Method: Private Sale

Date: 22/12/2016

Rooms: 6

Property Type: House

Land Size: 600 sqm approx