

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

30 Seaview Drive, Apollo Bay Vic 3233

Indicative selling price

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

Range between

\$235,000

&

\$258,000

Median sale price*

Median price

House

Unit

Suburb

Apollo Bay

Period - From

to

Source

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	1 Scott PI APOLLO BAY 3233	\$250,000	16/07/2016
2	42 Scenic Dr APOLLO BAY 3233	\$240,000	22/09/2017
3	33 Seaview Dr APOLLO BAY 3233	\$230,000	08/06/2017

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.~~

* 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

Land Size: 555 sqm approx

Agent Comments

Comparable Properties



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



33 Seaview Dr APOLLO BAY 3233 (REI/VG)

Agent Comments



Price: \$230,000

Method: Private Sale

Date: 08/06/2017

Rooms: -

Property Type: Land

Land Size: 750 sqm approx