David Ellis
03 5237 7366
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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	6b Seymour Crescent, Apollo Bay Vic 3233

Indicative selling price

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

Single price	$395,000

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	23 Mclachlan St APOLLO BAY 3233	$390,000	07/11/2016
2	33 Murray Sq APOLLO BAY 3233	$375,000	02/02/2017
3	59a Montrose Av APOLLO BAY 3233	$355,000	23/01/2017

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.~~

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.

6b Seymour Crescent, Apollo Bay Vic 3233

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- -

Rooms:
Property Type:

Agent Comments

Indicative Selling Price
$395,000
Median House Price
December quarter 2017: $525,000

Comparable Properties



23 Mclachlan St APOLLO BAY 3233 (REI/VG)

3 1 1

Price: $390,000
Method: Private Sale
Date: 07/11/2016
Rooms: 4
Property Type: House
Land Size: 830 sqm approx

Agent Comments



33 Murray Sq APOLLO BAY 3233 (REI/VG)

3 1 2

Price: $375,000
Method: Private Sale
Date: 02/02/2017
Rooms: 4
Property Type: House
Land Size: 675 sqm approx

Agent Comments



59a Montrose Av APOLLO BAY 3233 (VG)

3 - -

Price: $355,000
Method: Sale
Date: 23/01/2017
Rooms: -
Property Type: House (Res)
Land Size: 366 sqm approx

Agent Comments

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