

# 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

62 Overview Crescent, Apollo Bay VIC 3233

### Indicative selling price

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

Range Price

\$400,000 to  
\$440,000

### Median sale price

Median price

\$1,080,000

Property type

House

Suburb

Apollo Bay

Period - From

13.09.2023

to

13.09.2024

Source

Realestate.com

### Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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 Azure Court, Apollo Bay VIC 3233	\$425,000	17/01/2024
2. 22 Harbourview Court Apollo Bay VIC 3233	\$395,000	14/06/2024
3. 45 Overview Crescent, Apollo Bay VIC 3233	\$400,000	21/06/2023

This Statement of Information was prepared on: 13.09.2024