

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

10c Gambier Street Apollo Bay VIC 3233

Indicative selling price

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

Price range between \$475,000 & \$499,000

Median sale price

Median price \$850,000 Property type House Suburb Apollo Bay

Period - From 18/12/2020 to 18/12/2021 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 Outlook Road, Apollo Bay VIC 3233 | \$402,000 | 17/09/2021 |
| 2. 3 Park Avenue, Apollo Bay VIC 3233 | \$595,000 | 01/09/2021 |
| 3. 26 Seeberg Court, Apollo Bay VIC 3233 | \$590,000 | 13/07/2021 |

This Statement of Information was prepared on: 18-NOV-21