

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 3 Park Avenue, Apollo Bay VIC 3233

Indicative selling price

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

Single price \$595,000

Median sale price

Median price \$275,000

Property type Land

Suburb Apollo Bay

Period - From July 2020

to

Sept 2020

Source <https://www.land.vic.gov.au/>

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 Scott Place, Apollo Bay	\$550,000	30/12/2021
2 45A Nelson St, Apollo Bay	\$399,000	21/9/2020
3 4 Nigel Crt, Apollo Bay	\$335,000	3/3/2021

This Statement of Information was prepared on: 25/3/2021