

# 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

54 Noel Street 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 \$1,400,000 to \$1,540,000

### Median sale price

Median price \$960,000

Property type House

Suburb Apollo Bay VIC 3233

Period - From 04.04.2021

to

04.04.2022

Source Realestate.com.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. 39 Noel Street Apollo Bay	\$1,370,000	25.03.2022
2. 2/51 Noel Street Apollo Bay	\$1,200,000	17.12.2021
3. 85 Costin Street Apollo Bay	\$1,650,000	28.10.2021

This Statement of Information was prepared on: 04.04.2022