

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

3 Eagles Nest Court, Apollo Bay, Vic, 3233

Indicative selling price

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

Single price

\$1,150,000

Median sale price

Median price

\$1,100,000

Property type

House

Suburb

Apollo Bay

Period - From

31.01.2022

to

31.01.2023

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. 49 SEEBERG COURT APOLLO BAY VIC 3233	\$1,410,000	17.06.2022
2. 3 NIGEL COURT APOLLO BAY VIC 3233	\$1,270,000	24.04.2022
3. 6 PARK AVENUE APOLLO BAY VIC 3233	1,1375,000	25.02.2022

This Statement of Information was prepared on:

31.01.2023