

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 and
postcode

79 COSTIN STREET APOLLO BAY VIC 3233

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$995,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$897,500

Property type

House

Suburb

Apollo Bay

Period-from

01 Nov 2023

to

31 Oct 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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

6 SCOTT PLACE APOLLO BAY VIC 3233	\$920,000	11-Oct-24
7 TUXION ROAD APOLLO BAY VIC 3233	\$950,000	25-Jul-24
1/62 CAWOOD STREET APOLLO BAY VIC 3233	\$835,000	08-Feb-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

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6 SCOTT PLACE APOLLO BAY VIC 3233

Sold Price

^{RS} **\$920,000**

Sold Date

11-Oct-24

3 2 2

Distance

0.3km



7 TUXION ROAD APOLLO BAY VIC 3233

Sold Price

\$950,000

Sold Date

25-Jul-24

3 2 2

Distance

0.09km



1/62 CAWOOD STREET APOLLO BAY VIC 3233

Sold Price

\$835,000

Sold Date

08-Feb-24

3 2 2

Distance

0.15km

RS = Recent sale

UN = Undisclosed Sale

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