

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

59 Casino Avenue, Apollo Bay VIC 3233

Indicative selling price

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

Single price \$795,000

Median sale price

Median price \$902,500 Property type House Suburb Apollo Bay VIC 3233

Period - From 23.01.2024 to 23.01.2025 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. 11 Casino Avenue Apollo Bay	\$870,000	22.03.2024
2. 6 Murray Street Apollo Bay	\$900,000	13.07.2024
3. 53 Mclachlan Street Apollo Bay	\$800,000	25.07.2024

This Statement of Information was prepared on: 23.01.2025