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 locality and postcode

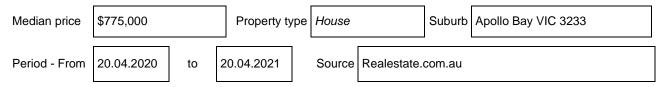
Including suburb or 13 Nova Court Apollo Bay VIC 3233

Indicative selling price

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

Single price \$395,000

Median sale price



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. Lot 11 Woodlands Ave Apollo Bay | \$330,000 | 30.11.2020 |
| 2. Lot 2 Tuxion Rd Apollo Bay | \$320,000 | 30.11.2020 |
| 3. 39 Marriners Lookout Rd Apollo Bay | \$340,000 | 06.11.2020 |

This Statement of Information was prepared on: 20.04.2021

