

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

5 Overview Court, Apollo Bay VIC 3233

Indicative selling price

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

Single Price: \$600,000

Median sale price

Median price \$1,000,000

Property type House

Suburb Apollo Bay

Period - From 05.04.2022

to

05.04.2023

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. Lot 302 Coastal Link, Apollo Bay VIC 3233	\$580,000	13.02.2023
2. 5 Beach View Court, Apollo Bay VIC 3233	\$635,000	01.12.2021
3. 9 Nigel Court, Apollo Bay VIC 3233	\$515,000	03.05.2022

This Statement of Information was prepared on: 05.04.2023