

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

35 BUSTY ROAD 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

\$1,300,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$997,500

Property type

Farm

Suburb

Apollo Bay

Period-from

01 Oct 2022

to

30 Sep 2023

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

900 WILD DOG ROAD APOLLO BAY VIC 3233	\$1,285,000	04-Jan-23
365 BUSTY ROAD APOLLO BAY VIC 3233	\$1,405,000	02-Dec-22
420 BUSTY ROAD APOLLO BAY VIC 3233	\$1,700,000	31-Mar-22

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.~~

This Statement of Information was prepared on: 04 October 2023



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**900 WILD DOG ROAD APOLLO
BAY VIC 3233**

3 2 2

Sold Price **\$1,285,000** Sold Date **04-Jan-23**

Distance **4.26km**



**365 BUSTY ROAD APOLLO BAY
VIC 3233**

3 1 3

Sold Price **\$1,405,000** Sold Date **02-Dec-22**

Distance **1.91km**



**420 BUSTY ROAD APOLLO BAY
VIC 3233**

3 2 2

Sold Price **\$1,700,000** Sold Date **31-Mar-22**

Distance **2.35km**

RS = Recent sale

UN = Undisclosed Sale

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