

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

53 Montrose Avenue Apollo Bay VIC 3233

Indicative selling price

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

Single price \$750,000.00

Median sale price

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

Period - From 07.01.2024 to 07.01.2025 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. 31 Montrose Avenue Apollo Bay	\$840,000	04.04.2024
2. 30 Murray Street Apollo Bay	\$850,000	24.04.2024
3. 53 Mclachlan Street Apollo Bay	\$800,000	25.07.2024

This Statement of Information was prepared on: 07.01.2025