

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

13 Dolphin Court, Apollo Bay, 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 \$*265,000

or range between \$*

&

\$

Median sale price

(*Delete house or unit as applicable)

Median price \$570,000

*House x

*Unit

Suburb
or locality Apollo Bay

Period - From 1stJune2019

to 25thAugust
2019

Source Property value

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

1 4 Nigel Court, Apollo Bay	\$245,000	1/8/2019
2 16 Dolphin Court, Apollo Bay	\$245,000	4/6/2019
3 Lot 6 Tuxion Road, Apollo Bay	\$280,000	18/4/2019

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.