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

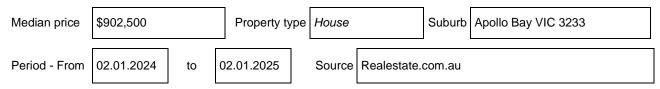
Including suburb or 9 Alastair Court Apollo Bay VIC 3233

Indicative selling price

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

\$1,150,000 to Range price \$1,200,000

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. 47 Seaview Drive Apollo Bay	\$1,275,000	05.04.2024
2. 27 Murray Street Apollo Bay	\$1,100,000	21.01.2024
3. 27 Marriners Lookout Road Apollo Bay	\$1,100,000	08.09.2023

This Statement of Information was prepared on: 02.01.2024

