

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

3/40 Montrose Avenue, Apollo Bay, Vic, 3233

Indicative selling price

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

Single price

\$550,000

Median sale price

Median price

\$970,000

Property type

House

Suburb

Apollo Bay

Period - From

8/8/2021

to

8/8/2022

Source

Realestate.com

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 2/2 MURRAY SQUARE APOLLO BAY VIC 3233	\$460,000	01-7-21
2 15A MCLENNAN STREET APOLLO BAY VIC 3233	\$550,000	08-6-21
3 18A PASCOE STREET APOLLO BAY VIC 3233	\$665,000	22-3-22

This Statement of Information was prepared on: 8.8.2022