

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

2 Woodlands Avenue, Apollo Bay VIC 3233

Indicative selling price

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

Single Price: \$500,000

Median sale price

Median price \$902,500

Property type House

Suburb Apollo Bay

Period - From 04.12.2023

to

04.12.2024

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. 41 Marriners Lookout Road, Apollo Bay VIC 3233	\$450,000	28.02.2024
2. 11 Nova Court, Apollo Bay VIC 3233	\$440,000	09.03.2024
3. 1 Azure Court, Apollo Bay VIC 3233	\$425,000	17.06.2024

This Statement of Information was prepared on: 04.12.2024