

# 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

9 Alastair Court Apollo Bay VIC 3233

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range price

\$1,250,000 to  
\$1,290,000

### Median sale price

Median price

\$1,080,000

Property type

House

Suburb

Apollo Bay VIC 3233

Period - From

26.03.2023

to

26.03.2024

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. 6 Outlook Road Apollo Bay            | \$1,200,000 | 28.04.2023   |
| 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: 26.03.2024