

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

16C Trafalgar Street, Apollo Bay VIC 3233

Indicative selling price

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

Price range between \$430,000 & \$460,000

Median sale price

Median price \$1,100,000 Property type House Suburb Apollo Bay VIC 3233

Period - From 06.02.2022 to 06.02.2023 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. 3 Park Avenue Apollo Bay	\$595,000	14.09.2021
2. 57A Noel St Apollo Bay	\$510,000	15.10.2022
3. 10C Gambier Street Apollo Bay	\$480,000	26.04.2022

This Statement of Information was prepared on: 06.02.2023