

# 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

39 Joyce Street, 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)

Price range between \$530,000 & \$580,000

### Median sale price

Median price \$940,000 Property type House Suburb Apollo Bay

Period - From 23/02/2021 to 23/02/2022 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. 5 Overview Crescent, Apollo Bay VIC 3233	\$560,000	09/12/2021
2. 5 Beach View Court, Apollo Bay VIC 3233	\$635,000	01/12/2021
3. 26 Seeberg Court, Apollo Bay VIC 3233	\$590,000	13/07/2021

This Statement of Information was prepared on: 23.02.2022