

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

14 SCENIC DRIVE APOLLO BAY VIC 3233

Indicative selling price

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

Price range between \$635,000 & \$650,000

Median sale price

Median price \$570,000 Property type House Suburb Apollo Bay VIC 3233

Period - From 16.09.2018 to 16.09.2019 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 Dolphin Court Apollo Bay | \$625,000 | 23.08.2019 |
| 2. 30a Murray Street Apollo Bay | \$575,000 | 3.03.2019 |
| 3. 32 Scenic Drive Apollo Bay | \$670,000 | 24.02.2019 |

This Statement of Information was prepared on: 16/09/2019