

# 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

1/47 Nelson Street Apollo Bay VIC 3233

### Indicative selling price

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

Single Price

\$899,000

### Median sale price

Median price

\$1,225,000

Property type

House

Suburb

Apollo Bay

Period - From

07.02.2023

to

07.02.2024

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. 2/181 Great Ocean Road Apollo Bay	\$900,000	04.05.2023
2. 2/43 Nelson Street Apollo Bay	\$890,000	26.01.2023
3. 63 McLachlan Street Apollo Bay	\$1,010,000	25.08.2022

This Statement of Information was prepared on: 07.02.2024