

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

38A MONTROSE AVENUE, APOLLO BAY VIC 3233

Indicative selling price

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

Single price

\$495,000.00

Median sale price

Median price \$630,000.00 Property type House Suburb Apollo Bay VIC 3233

Period - From 17.07.2019 to 17.07.2020 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. 8 Martin Street Apollo Bay	\$450,000.00	02/07/2020
2. 15 McLennan Street Apollo Bay	\$465,000.00	18/03/2020
3. 2 Fisk Street, Apollo Bay	\$470,000.00	18/10/2020

This Statement of Information was prepared on: 17/07/20