

# 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

35 Murray Square 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)

Range Price

\$650,000- \$690,000

### Median sale price

Median price

\$742,500

Property type

House

Suburb

Apollo Bay VIC 3233

Period - From

30.03.2020

to

30.03.2021

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. 49 Montrose Avenue Apollo Bay	\$590,000	15.11.2020
2. 15 Park Avenue Apollo Bay	\$505,000	09.10.2020
3. 45b Montrose Avenue Apollo Bay	\$515,000	14.11.2020

This Statement of Information was prepared on: 30.03.2021