

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

4 Woodlands Avenue Apollo Bay VIC 3233

Indicative selling price

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

Single price

\$595,000

Median sale price

Median price

\$960,000

Property type

House

Suburb

Apollo Bay VIC 3233

Period - From

01.04.2021

to

01.04.2022

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. 5 Overview Crescent Apollo Bay	\$560,000	09.12.2021
2. 3 Park Avenue Apollo Bay	\$595,000	14.11.2021
3. 14 Seaview Drive Apollo Bay	\$550,000	29.11.2021

This Statement of Information was prepared on:

01.04.2022