

# 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 3/43 NELSON STREET, 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)

Single price \$950,000

### Median sale price

Median price \$775,000 Property type House Suburb Apollo Bay VIC 3233  
Period - From 28.04.2020 to 28.04.2021 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. 1/46 Noel Street Apollo Bay	\$965,000	19.02.2021
2. 6/48 Pascoe Street Apollo Bay	\$870,000	26.02.2021
3. 111 McLachlan Street Apollo Bay	\$895,000	04.02.2021

This Statement of Information was prepared on: 28.04.2021