

# 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

Lot 2/44 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

\$230,000

### Median sale price

Median price \$625,000 Property type HOUSE Suburb Apollo Bay VIC 3233

Period - From 09.01.2019 to 09.01.2020 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. 10B Gambier Street, Apollo Bay	\$230,000	18.09.2019
2. 7 Murray Square, Apollo Bay	\$230,000	21.06.2019
3. 49 Seeberg Court Apollo Bay	\$242,000	14.09.2019

This Statement of Information was prepared on: 09.01.2020