

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

45A Nelson Street, Apollo Bay VIC 3233

Indicative selling price

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

Single price

\$399,000

Median sale price

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

Period - From 07.09.2019 to 07.09.2020 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. 52 McLachlan Street, Apollo Bay	\$355,000	19.12.2019
2. 27 Murray Street, Apollo Bay	\$299,000	04.02.2020
3. 9 Alistair Court Apollo Bay	\$305,000	01.07.2020

This Statement of Information was prepared on: 07.09.2020