

# 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

295 Montrose Avenue Apollo Bay

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price range between \$4,650,000 & \$5,000,000

### Median sale price

Median price \$1,100,000 Property type house Suburb Apollo Bay VIC 3233

Period - From 12.03.2023 to 12.03.2024 Source Realestate.com.au

### Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 12.03.2024