

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 1, 67 Noel Street Apollo Bay VIC 3233

Indicative selling price

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

Price range between \$600,000 & \$650,000

Median sale price

Median price \$912,500 Property type House Suburb Apollo Bay VIC 3233

Period - From 14.11.2023 to 14.11.2024 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. 16C Trafalgar Street Apollo Bay	\$415,000	19.01.2024
2. 1 Nova Court Apollo Bay	\$440,000	09.03.2024
3. 1 Azure Court Apollo Bay	\$425,000	17.06.2024

This Statement of Information was prepared on: 14.11.2024