

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

63 NELSON STREET, APOLLO BAY VIC 3233

Indicative selling price

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

Price Range \$1,000,000 to \$1,060,000

Median sale price

Median price \$825,000 Property type House Suburb Apollo Bay VIC 3233

Period - From 08.09.2020 to 08.09.2021 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. 11 Great Ocean Road Apollo Bay	\$872,000	08.11.2021
2. 64 Noel Street Apollo Bay	\$855,000	18.05.2021
3. 33 Nelson Street Apollo Bay	\$1,250,000	18.05.2021

This Statement of Information was prepared on: 08.09.2021