

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address 5/22 Nelson street, Apollo Bay 3233
Including suburb or locality and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price or range between \$*425,000 & \$450,000

Median sale price

(*Delete house or unit as applicable)

Median price \$615,000 *House x *Unit Suburb or locality Apollo Bay

Period - From 30th Nov 20 to 10th Dec 20 Source Property value

Comparable property sales (*Delete A or B below as applicable)

A* 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
1/20 Pascoe Street, Apollo Bay	\$505,000	8 th dec 2020
2/67 Nelson Street, Apollo Bay	\$275,000	27 th Nov 2020
1/12 Murray Street, Apollo Bay	\$515,000	15 th Sept 2020

OR

B* 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.