

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

4 Nigel Court, Apollo Bay VIC 3233

Indicative selling price

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

Single price

\$335,000

Median sale price

Median price

\$237,500

Property type

Vacant Land

Suburb

Apollo Bay

Period - From

April 2020

to

June 2020

Source

<https://discover.data.vic.gov.au/dataset/victorian-property-sales-report-median-vacant-land-by-suburb>

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 Lot 7 Tuxion Rd, Apollo Bay	\$300,000	4/1/2021
2 Lot 11 Woodlands Ave, Apollo Bay	\$330,000	30/11/2020
3 Lot 2 Tuxion Rd, Apollo Bay	\$320,000	30/11/2020

This Statement of Information was prepared on: 15/1/2021