

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

5a Alistar Court, Apollo Bay VIC 3233

Indicative selling price

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

\$495,000

Median sale price

Median price

\$275,000

Property type

Vacant Land

Suburb

Apollo Bay

Period - From

1/7/2020

to

30/9/2021

Source

Victorian Gov. Property Land Sales Median Report

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.

	Address of comparable property	Price	Date of sale
1	13 Nova Court, Apollo Bay	\$411,000	1/5/2021
2	4 Nigel Court, Apollo Bay	\$335,000	3/3/2021
3	11 Woodlands Ave, Apollo Bay	\$330,000	30/11/2020

This Statement of Information was prepared on: 11/5/2021