

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

3 Evans Court, Apollo Bay VIC 3233

Indicative selling price

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

\$695,000

Median sale price

Median price

\$812,500

Property type

4BR House

Suburb

Apollo Bay

Period - From

to

25/6/2021

Source

www.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 4 Fry Court, Apollo Bay | \$725,000 | 28/11/2020 |
| 2 71 Cawood St, Apollo Bay | \$685,000 | 22/1/2021 |
| 3 6A Ramsden Ave, Apollo Bay | \$670,000 | 25/5/2021 |

This Statement of Information was prepared on: 15/7/2021