

# 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

2 Azure Court, Apollo Bay VIC 3233

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range Price: \$400,000 to \$430,000

### Median sale price

Median price \$1,080,000

Property type House

Suburb Apollo Bay

Period - From 16.05.2023

to

16.05.2024

Source Realestate.com

### 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. 41 Marriners Lookout Road, Apollo Bay VIC 3233	\$450,000	28.02.2024
2. 66 Overview Crescent, Apollo Bay VIC 3233	\$410,000	20.11.2023
3. 13 Coastal Link, Apollo Bay VIC 3233	\$525,000	28.02.2024

This Statement of Information was prepared on: 16.05.2024