

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

24-26 Great Ocean Road, Apollo Bay VIC 3233

Indicative selling price

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

Single Price

\$1,400,000

Median sale price

Median price

\$902,500

Property type

House

Suburb

Apollo Bay

Period - From

17.01.2024

to

17.01.2025

Source

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. 5 Gambier Street Apollo Bay | \$1,400,000 | 29.10.2024 |
| 2. 58A Casino Avenue Apollo Bay | \$1,320,000 | 03.07.2024 |
| 3. 18C Trafalgar Street Apollo Bay | \$1,780,000 | 21.10.2024 |

This Statement of Information was prepared on: 07.01.2025