

# 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

217 Great Ocean Road Apollo Bay VIC 3233
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### Indicative selling price

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

Price range between

\$1,790,000	&	\$1,850,000
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### Median sale price

Median price

\$900,000	Property type	house	Suburb	Apollo Bay VIC 3233
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Period - From

24.02.2024	to	24.02.2025	Source	Realestate.com.au
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### 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. 33 Casino Avenue Apollo Bay	\$1,330,000	06.04.2024
2. 5 Gambier Street Apollo Bay	\$1,400,000	29.10.2023
3. 1 Thomson Street Apollo Bay	\$1,060,000	15.09.2023

This Statement of Information was prepared on: 24.02.2025