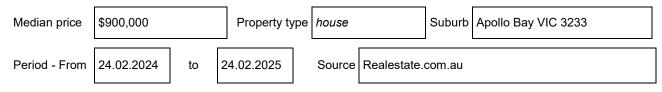
Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale Address Including suburb or 217 Great Ocean Road Apollo Bay VIC 3233 locality and postcode Indicative selling price For the meaning of this price see consumer.vic.gov.au/underquoting \$1,790,000 & \$1,850,000 Price range between Median sale price



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

