

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	3/155 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

Single price	\$589,000
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Median sale price

Median price	\$588,250	House	X	Unit		Suburb or locality	Apollo Bay
Period - From	01/07/2018	to	30/09/2018	Source	REIV		

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	1/15 Cawood St APOLLO BAY 3233	\$595,000	29/03/2018
2	15/22 Great Ocean Rd APOLLO BAY 3233	\$578,000	26/04/2018
3	1/79 Great Ocean Rd APOLLO BAY 3233	\$530,000	25/01/2018

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.~~



Rooms:
Property Type:
Agent Comments

Comparable Properties



1/15 Cawood St APOLLO BAY 3233 (VG)

Agent Comments



Price: \$595,000
Method: Sale
Date: 29/03/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



15/22 Great Ocean Rd APOLLO BAY 3233 (REI) Agent Comments



Price: \$578,000
Method: Private Sale
Date: 26/04/2018
Rooms: 5
Property Type: Unit



1/79 Great Ocean Rd APOLLO BAY 3233 (REI/VG)

Agent Comments



Price: \$530,000
Method: Private Sale
Date: 25/01/2018
Rooms: 5
Property Type: Unit
Land Size: 1016 sqm approx