



STATEMENT OF INFORMATION

1/221 GREAT OCEAN ROAD, APOLLO BAY, VIC

PREPARED BY TROY KINCAID, RICHARDSON REAL ESTATE COLAC



RICHARDSON
REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1/221 GREAT OCEAN ROAD, APOLLO

 2  1  1

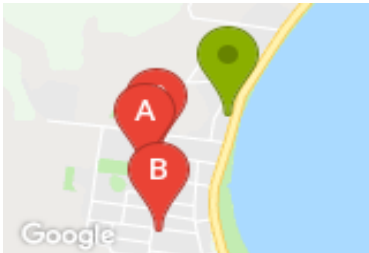
Indicative Selling Price

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

Single Price: \$425,000

Provided by: Troy Kincaid, Richardson Real Estate Colac

MEDIAN SALE PRICE



APOLLO BAY, VIC, 3233

Suburb Median Sale Price (Unit)

\$486,500

01 July 2017 to 30 June 2018

Provided by: 

COMPARABLE PROPERTIES

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.



34 THOMSON ST, APOLLO BAY, VIC 3233

 3  1  4

Sale Price

\$495,000

Sale Date: 04/11/2017

Distance from Property: 676m



1/25 MONTROSE AVE, APOLLO BAY, VIC 3233

 2  1  1

Sale Price

\$450,000

Sale Date: 07/08/2017

Distance from Property: 943m



21 MURRAY ST, APOLLO BAY, VIC 3233

 3  1  2

Sale Price

\$462,500

Sale Date: 29/01/2017

Distance from Property: 561m



This report has been compiled on 23/07/2018 by Richardson Real Estate Colac. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/221 GREAT OCEAN ROAD, APOLLO BAY, VIC

Indicative selling price

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

Single Price:

\$425,000

Median sale price

Median price

\$486,500

House

Unit

X


Suburb

APOLLO BAY

Period

01 July 2017 to 30 June 2018

Source



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
34 THOMSON ST, APOLLO BAY, VIC 3233	\$495,000	04/11/2017
1/25 MONTROSE AVE, APOLLO BAY, VIC 3233	\$450,000	07/08/2017
21 MURRAY ST, APOLLO BAY, VIC 3233	\$462,500	29/01/2017