## Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address	2/22 Great Ocean Road, Apollo Bay Vic 3233
Including suburb and	
postcode	

#### Indicative selling price

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

Range betweer	\$550,000		&	\$605,00	00					
Median sale price										
Median price	\$532,500	House	x	Unit		Subur	b Apollo Bay			
Period - From	01/07/2016	to 30	/06/2017	s	ourceR	REIV				

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

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	16 Seaview Dr APOLLO BAY 3233	\$602,000	23/05/2017
2	15 Joyce St APOLLO BAY 3233	\$590,000	11/04/2017
3	28 Campbell Ct APOLLO BAY 3233	\$565,000	01/05/2017

OR

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

Account - Great Ocean Properties | P: 03 5237 7719 | F: 03 5237 7719

propertydata

#### Generated: 18/09/2017 15:35

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



## 2/22 Great Ocean Road, Apollo Bay Vic 3233

### greatocean properties



Rooms: Property Type: Strata Unit/Flat Agent Comments Cate Thomas 03 5237 7366 0458 586 540 cate@gopapollobay.com.au

Indicative Selling Price \$550,000 - \$605,000 Median House Price Year ending June 2017: \$532,500

## Comparable Properties



Price: \$602,000 Method: Private Sale Date: 23/05/2017 Rooms: 6 Property Type: House Land Size: 511 sqm approx



15 Joyce St APOLLO BAY 3233 (REI/VG)

16 Seaview Dr APOLLO BAY 3233 (REI/VG)

**x** 3

Agent Comments

Agent Comments



Price: \$590,000 Method: Private Sale Date: 11/04/2017 Rooms: 5 Property Type: House Land Size: 540 sqm approx



28 Campbell Ct APOLLO BAY 3233 (VG)

Agent Comments

Price: \$565,000 Method: Sale Date: 01/05/2017 Rooms: -Property Type: Res Investment - Holiday Accommodation Land Size: 716 sqm approx

Account - Great Ocean Properties | P: 03 5237 7719 | F: 03 5237 7719

**-** 3

#### Generated: 18/09/2017 15:35

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



