

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

#### Indicative selling price

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

Range between \$550,000 & \$605,000

#### Median sale price

Median price \$532,500 House X Unit Suburb Apollo Bay

Period - From 01/07/2016 to 30/06/2017 Source 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.

	Address 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.



**Rooms:**

**Property Type:** Strata Unit/Flat

**Agent Comments**

## Comparable Properties



**16 Seaview Dr APOLLO BAY 3233 (REI/VG)**

**Agent Comments**



**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)**

**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