



# GreatOceanRoad

## REALESTATE

### Statement of Information

Prepared on: 9<sup>th</sup> June 2017

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or  
locality and postcode

35 CASINO AVENUE, APOLLO BAY VIC 3233

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$650,000

### Median sale price

Median price

\$480,000

House

☒

Suburb  
or locality

Apollo Bay VIC 3233

Period - From

1<sup>st</sup> May, 2016

to

1<sup>st</sup> May, 2017

Source

Realestate.com.au

### 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. 9 Galbraith Way, Marengo VIC 3233	\$650,000	15 <sup>th</sup> Feb, 2017
2. 29 Scenic Drive, Apollo Bay VIC 3233	\$718,000	18 <sup>th</sup> July, 2016
3. 13 Ferrier Drive, Marengo VIC 3233	\$685,000	6 <sup>th</sup> April, 2017