

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 and
postcode

825 Great Ocean Road Bellbrae VIC 3228

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,450,000

&

\$1,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,000,000

Property type

House

Suburb

Bellbrae

Period-from

01 Sep 2020

to

31 Aug 2021

Source

Corelogic

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 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

590 Great Ocean Road Bellbrae VIC 3228	\$1,380,000	22-Jul-20
849 Great Ocean Road Bellbrae VIC 3228	\$1,800,000	24-Nov-20
175 Addiscott Road Bells Beach VIC 3228	\$2,400,000	04-Mar-21

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 18 months.~~

This Statement of Information was prepared on: 14 September 2021



590 Great Ocean Road Bellbrae VIC 3228

Sold Price \$1,380,000 Sold Date 22-Jul-20

 3  1  2

Distance **2.12km**



849 Great Ocean Road Bellbrae VIC 3228

Sold Price \$1,800,000 Sold Date 24-Nov-20

 3  2  4

Distance **0.23km**



175 Addiscott Road Bells Beach VIC 3228

Sold Price \$2,400,000 Sold Date 04-Mar-21

 3  1  4

Distance **0.91km**

RS = Recent sale

UN = Undisclosed Sale

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