

# 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 or locality and postcode

197 Great Ocean Road, 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: \$1,999,000 TO \$2,099,000

### Median sale price

Median price \$1,000,000 Property type House Suburb Apollo Bay

Period - From 20.07.2022 to 20.07.2023 Source Realestate.com

### 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. 193 Great Ocean Road, Apollo Bay VIC 3233 | \$2,550,000 | 17.02.2023   |
| 2. 297 Great Ocean Road, Apollo Bay VIC 3233 | \$1,315,000 | 03.11.2022   |
| 3. 295 Great Ocean Road, Apollo Bay VIC 3233 | \$1,600,000 | 24.10.2022   |

This Statement of Information was prepared on: 20.07.2023