Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Pro	perty	offere	d for	sale

Address Including suburb or locality and postcode	9/169 Great Ocean Road Apollo Bay VIC 3233
Indicative selling p	rice
For the meaning of this p	rice see consumer vic gov au/underguoting (*Delete single price or range as applicable)

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Single price	\$650,000	or range between	\$*	&	\$	

Median sale price

Median price	\$688,750		Property ty	pe <i>Unit/Ap</i>	artment	Suburb	Apollo Bay
Period - From	25.11.2024	to	25.11.2025	Source	Realestate.	com.au	

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
1. 12/169 Great Ocean Road Apollo Bay	\$350,000	06.11.2025
2. 2/183 Great Ocean Road Apollo Bay	\$697,500	08.08.2025
4/3 Cawood Street Apollo Bay	\$720,000	16.12.2024

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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.

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