## greatocean properties

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**Indicative Selling Price** 

\$120,000,000





Rooms: Property Type: Agent Comments

It is difficult to find comparatives as these properties come on the market rarely. 5590 Great Ocean Road and 415 Sunnyside Road are used to show the and value plus house build pricing. Median House Price is \$477,500 for Apollo Bay

# **Comparable Properties**





5590 Great Ocean Rd APOLLO BAY 3233 (REI) Agent Comments



Price: \$2,200,000 Method: Private Sale Date: 10/12/2013 Rooms: 6 Property Type: Hobby Farm < 20 ha (Rur) Land Size: 1618800 sqm

415 Sunnyside Rd WONGARRA 3234 (REI)

Agent Comments



Price: \$2,000,000 Method: Private Sale Date: 28/05/2014 Rooms: 9 Property Type: Produce Farm (Rur)



1150 Great Ocean Rd APOLLO BAY 3233 (REI) Agent Comments



Price: \$950,000 Method: Private Sale Date: 27/01/2015 Rooms: 5 Property Type: Misc Improvements Rural (no dwelling) Land Size: 809400 sqm

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propertydata

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# 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 andpostcode

Lot 2/65 Sunnyside Road, Wongarra Vic 3221

#### Indicative selling price

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

Single price \$120,000,000

#### Median sale price

Median price	House	e X	Suburb or loca	ality Wongarra
Period - From	to		Source F	REIV

#### **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
5590 Great Ocean Rd APOLLO BAY 3233	\$2,200,000	10/12/2013
415 Sunnyside Rd WONGARRA 3234	\$2,000,000	28/05/2014
1150 Great Ocean Rd APOLLO BAY 3233	\$950,000	27/01/2015

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