greatoceanproperties

Cate Thomas
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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	290 Wild Dog Road, Apollo Bay Vic 3233

Indicative selling price

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

Range between $900,000 & $950,000

Median sale price

Median price $555,000 House X ~~Unit~~ Suburb or locality Apollo Bay

Period - From 01/07/2017 to 30/09/2017 Source REIV

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 eighteen 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		
2		
3		

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 eighteen months.

REIV propertydata.com.au

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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3 -

Rooms:
Property Type: Mixed Farming/Grazing (without structural improvements)
Land Size: 47200 sqm approx

Agent Comments

Indicative Selling Price
$900,000 - $950,000
Median House Price
September quarter 2017: $555,000

Due to the low volume of sale in this price range the two properties listed are the only comparables we have.

Comparable Properties



247 Great Ocean Rd APOLLO BAY 3233 (REI)

3 2 2

Agent Comments

Price: $950,000
Method: Private Sale
Date: 25/05/2016
Rooms: 5
Property Type: House
Land Size: 975 sqm approx

175 Wild Dog Rd APOLLO BAY 3233 (VG)

- - -

Agent Comments

Price: $900,000
Method: Sale
Date: 23/09/2016
Rooms: -
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 10733 sqm approx

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