

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

89A Great Ocean Road Apollo Bay VIC 3233

Indicative selling price

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

Range price

\$950,000 to
\$990,000

Median sale price

Median price \$905,000.00 Property type House Suburb Apollo Bay VIC 3233

Period - From 18.03.2024 to 18.03.2025 Source Realestate.com.au

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. 7/17-19 Nelson Street Apollo Bay	\$1,125,000	18.12.2023
2. 3/15 Cawood Street Apollo Bay	\$860,000	14.03.2025
3. 3/155 Great Ocean Road Apollo Bay	\$811,000	21.09.2023

This Statement of Information was prepared on: 18.03.2025