David Ellis 03 5237 7366 0409 544 778

david@gopapollobay.com.au

## 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

3/155 Great Ocean Road, Apollo Bay Vic 3233

#### Indicative selling price

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

Single price \$589,000

#### Median sale price

Median price	\$588,250	Hou	se X		Unit		Suburb or locality	Apollo Bay
Period - From	01/07/2018	to	30/09/20	18	]	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.

Ad	dress of comparable property	Price	Date of sale
1	1/15 Cawood St APOLLO BAY 3233	\$595,000	29/03/2018
2	15/22 Great Ocean Rd APOLLO BAY 3233	\$578,000	26/04/2018
3	1/79 Great Ocean Rd APOLLO BAY 3233	\$530,000	25/01/2018

#### 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.

Account - Great Ocean Properties | P: 03 5237 7719 | F: 03 5237 7719

propertydata

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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.



### greatocean properties

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Indicative Selling Price \$589,000 Median House Price September quarter 2018: \$588,250





Rooms: Property Type: Agent Comments

# **Comparable Properties**



1/15 Cawood St APOLLO BAY 3233 (VG)



Price: \$595,000 Method: Sale Date: 29/03/2018 Rooms: -Property Type: Flat/Unit/Apartment (Res)



15/22 Great Ocean Rd APOLLO BAY 3233 (REI) Agent Comments

Agent Comments

Agent Comments



Price: \$578,000 Method: Private Sale Date: 26/04/2018 Rooms: 5 Property Type: Unit



1/79 Great Ocean Rd APOLLO BAY 3233 (REI/VG)



Price: \$530,000 Method: Private Sale Date: 25/01/2018 Rooms: 5 Property Type: Unit Land Size: 1016 sqm approx

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