

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

55 Bracks Access, Cape Otway Vic 3233

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price*

Median price

House

Unit

Suburb or locality

Cape Otway

Period - From

to

Source

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.~~

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

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Indicative Selling Price

\$1,000,000 - \$1,100,000

No median price available



2 -

Rooms:

Property Type: Motel

Land Size: 264000 sqm approx

Agent Comments

"important information" 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.

Comparable Properties

55 Bracks Accs CAPE OTWAY 3233 (VG)

Agent Comments

2 -

Price: \$800,000

Method: Sale

Date: 07/10/2005

Rooms: -

Property Type: Motel

Land Size: 264000 sqm approx

55 Bracks Accs CAPE OTWAY 3233 (VG)

Agent Comments

2 -

Price: \$360,000

Method: Sale

Date: 01/11/1998

Rooms: -

Property Type: Mixed Farming/Grazing (without structural improvements)

Land Size: 264000 sqm approx

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.