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	201a Great Ocean Road, Apollo Bay Vic 3233

Indicative selling price

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

Single price	$1,295,000

Median sale price*

Median price		~~House~~		~~Unit~~		Suburb or locality	Apollo Bay
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	14 Casino Av APOLLO BAY 3233	$1,270,000	27/02/2017
2	179 Great Ocean Rd APOLLO BAY 3233	$1,135,800	05/04/2018
3	195 Great Ocean Rd APOLLO BAY 3233	$1,000,000	01/06/2018

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.~~

* 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.

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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Rooms:
Property Type:

Agent Comments

Indicative Selling Price
$1,295,000
No median price available

Comparable Properties



14 Casino Av APOLLO BAY 3233 (VG)

4 - -

Price: $1,270,000
Method: Sale
Date: 27/02/2017
Rooms: -
Property Type: House (Res)
Land Size: 603 sqm approx

Agent Comments



179 Great Ocean Rd APOLLO BAY 3233 (REI/VG)

4 2 2

Price: $1,135,800
Method: Private Sale
Date: 05/04/2018
Rooms: 6
Property Type: House
Land Size: 1270 sqm approx

Agent Comments



195 Great Ocean Rd APOLLO BAY 3233 (REI)

3 1 3

Price: $1,000,000
Method: Private Sale
Date: 01/06/2018
Rooms: 4
Property Type: House
Land Size: 1008 sqm approx

Agent Comments

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