## greatocean properties

Gary Van Someren 03 5237 7366 0418 550 049

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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

3440 Great Ocean Road, Glenaire Vic 3238

#### Indicative selling price

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

Single price \$1,800,000

#### Median sale price\*

Median price	House	è	Unit		Suburb or locality	Glenaire
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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Address of comparable property	Price	Date of sale
1		
2		
3		

#### OR

**B**<sup>\*</sup> 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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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.

#### 3440 Great Ocean Road, Glenaire Vic 3238

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03 5237 7366 0418 550 049 gary@gopapollobay.com.au Indicative Selling Price

Garv Van Someren

\$1,800,000 No median price available

Rooms: Property Type: Agent Comments

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**



473 Blue Johanna Rd JOHANNA 3238 (REI/VG) Agent Comments



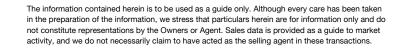
Price: \$1,250,000 Method: Private Sale Date: 30/12/2016 Rooms: 8 Property Type: House - Semi-detached Land Size: 21368 sqm approx

200 Blue Johanna Rd JOHANNA 3238 (VG) 🛏 4 🛶 - 🏟 -	Agent Comments
Price: \$1,225,000	_
Method: Sale	
Date: 22/11/2016	
Rooms: -	
Property Type: Mixed Farming (Rur)	
Land Size: 1193800 sqm approx	

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