

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

**Indicative selling price**

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

Single price

**Median sale price**

Median price  House  Unit  Suburb or locality   
 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	175 Great Ocean Rd APOLLO BAY 3233	\$1,600,000	10/03/2017
2	285 Great Ocean Rd MARENGO 3233	\$1,550,000	09/12/2016
3	14 Casino Av APOLLO BAY 3233	\$1,270,000	27/02/2017

**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.

Cate Thomas

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**Indicative Selling Price**

\$1,500,000



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**Rooms:****Property Type:** House**Land Size:** 599 sqm approx**Agent Comments**

Modern and impressive home with lift, quality fittings throughout.

This is a very unique home in the way that there are not many direct comparisons in terms of the unique position, views, the quality of the fittings and fixtures etc. We have drawn upon a selection of similar homes but given the uniqueness of this particular property a direct comparison is difficult to find.

## Comparable Properties

**175 Great Ocean Rd APOLLO BAY 3233 (VG)** [Agent Comments](#)

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**Price:** \$1,600,000**Method:** Sale**Date:** 10/03/2017**Rooms:** -**Property Type:** Accommodation N.E.C.**Land Size:** 713 sqm approx**285 Great Ocean Rd MARENGO 3233 (REI)** [Agent Comments](#)

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 2   
 2

**Price:** \$1,550,000**Method:** Private Sale**Date:** 09/12/2016**Rooms:** 8**Property Type:** House**Land Size:** 10117 sqm approx**14 Casino Av APOLLO BAY 3233 (VG)** [Agent Comments](#)

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