

# 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

285 Great Ocean Road Apollo Bay VIC 3233

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price range between \$1,850,000 & \$2,000,000

### Median sale price

Median price \$1,060,000 Property type House Suburb Apollo Bay VIC 3233

Period - From 06.06.2023 to 06.06.2024 Source Realestate.com.au

### Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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. 193 Great Ocean Road Apollo Bay	\$2,550,000	17.02.2023
2. 253 Great Ocean Road Apollo Bay	\$1,850,000	13.10.2023
3. 1 Thompson Street Apollo Bay	\$1,060,000	18.08.2023

This Statement of Information was prepared on: 06.06.2024