



Rooms:

Property Type:

Agent Comments

It is difficult to find comparatives as these properties come on the market rarely. 5590 Great Ocean Road and 415 Sunnyside Road are used to show the and value plus house build pricing. Median House Price is \$477,500 for Apollo Bay

Comparable Properties



5590 Great Ocean Rd APOLLO BAY 3233 (REI) Agent Comments



Price: \$2,200,000

Method: Private Sale

Date: 10/12/2013

Rooms: 6

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 1618800 sqm



415 Sunnyside Rd WONGARRA 3234 (REI) Agent Comments



Price: \$2,000,000

Method: Private Sale

Date: 28/05/2014

Rooms: 9

Property Type: Produce Farm (Rur)



1150 Great Ocean Rd APOLLO BAY 3233 (REI) Agent Comments



Price: \$950,000

Method: Private Sale

Date: 27/01/2015

Rooms: 5

Property Type: Misc Improvements Rural (no dwelling)

Land Size: 809400 sqm

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 Suburb or locality
 Period - From to Source

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
5590 Great Ocean Rd APOLLO BAY 3233	\$2,200,000	10/12/2013
415 Sunnyside Rd WONGARRA 3234	\$2,000,000	28/05/2014
1150 Great Ocean Rd APOLLO BAY 3233	\$950,000	27/01/2015