

## 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 and  
postcode

24-26 GREAT OCEAN ROAD APOLLO BAY VIC 3233

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$1,200,000

or range  
between

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$900,000

Property type

Other

Suburb

Apollo Bay

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

### 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 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

1/11 MARRINERS LOOKOUT ROAD APOLLO BAY VIC 3233	\$930,000	04-Feb-25
5 GAMBIER STREET APOLLO BAY VIC 3233	\$1,400,000	15-Oct-24
58A CASINO AVENUE APOLLO BAY VIC 3233	\$1,320,000	27-Jun-24

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 18 months.

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**1/11 MARRINERS LOOKOUT ROAD  
APOLLO BAY VIC 3233**

3 2 1

Sold Price **\$930,000** Sold Date **04-Feb-25**

Distance **1.93km**



**5 GAMBIER STREET APOLLO BAY  
VIC 3233**

3 2 1

Sold Price **\$1,400,000** Sold Date **15-Oct-24**

Distance **0.22km**



**58A CASINO AVENUE APOLLO  
BAY VIC 3233**

3 2 1

Sold Price **\$1,320,000** Sold Date **27-Jun-24**

Distance **1.7km**

RS = Recent sale UN = Undisclosed Sale

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