

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 1188 Great Ocean Road, Big Hill Vic 3231.

Indicative selling price

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

Single price \$ or range between \$880,000 & \$960,000

Median sale price

Median price \$920,000 Property type Land Suburb Big Hill Vic 3231.

Period - From 16/12/2020 to 16/12/2023 Source Real Estate.com.au

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
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B* The Estate Agent or agent's representative reasonably believe that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 16/12/2023