

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

10 Cassidy Access Track, Wye River, Victoria 3234

Indicative selling price

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

or range between \$4,000,000 & \$4,400,000

Median sale price

Median price N/A Property type Vacant Land Suburb Wye River

Period - From to Source

Comparable property sales

These are the three properties sold 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. 5650 Great Ocean Road, Wongarra	\$2,000,000	20/05/2020
2. 590 Great Ocean Road, Apollo Bay	\$1,301,250	21/06/2022
3. 105 Old Hordern Vale Road, Apollo Bay	\$3,900,000	16/04/2022

This Statement of Information was prepared on: 19th November 2024