

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

43 Lahinch Mews, Torquay Vic 3228

Indicative selling price

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

Range between

\$0

&

\$0

Median sale price

Median price

\$732,000

House

X

Unit

Suburb or locality

Torquay

Period - From

01/04/2017

to

30/06/2017

Source

REIV

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 eighteen 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	28 Lahinch Mews TORQUAY 3228	\$1,210,000	06/05/2017
2	11 Lahinch Mews TORQUAY 3228	\$972,500	17/06/2017
3	42 Lahinch Mews TORQUAY 3228	\$941,000	22/08/2016

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 eighteen months.



Lot 342 Lahinch Mew . The Sands



Rooms:
Property Type: Land
Land Size: 632 sqm approx
 Agent Comments

Indicative Selling Price
 \$0 - \$0
Median House Price
 June quarter 2017: \$732,000

Comparable Properties



28 Lahinch Mews TORQUAY 3228 (REI)

Agent Comments



Price: \$1,210,000
Method: Private Sale
Date: 06/05/2017
Rooms: 10
Property Type: House
Land Size: 729 sqm approx



11 Lahinch Mews TORQUAY 3228 (REI)

Agent Comments



Price: \$972,500
Method: Private Sale
Date: 17/06/2017
Rooms: 8
Property Type: House
Land Size: 847 sqm approx



42 Lahinch Mews TORQUAY 3228 (REI/VG)

Agent Comments



Price: \$941,000
Method: Private Sale
Date: 22/08/2016
Rooms: 8
Property Type: House
Land Size: 624 sqm approx