

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 Unit Suburb or locality
 Period - From to Source

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	67 Aquarius Av TORQUAY 3228	\$1,475,000	28/12/2016
2	50 Sagittarius St TORQUAY 3228	\$1,230,000	01/09/2017
3	Lot/62 Sagittarius St TORQUAY 3228	\$770,000	02/01/2018

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.



Rooms:
Property Type: Hobby Farm < 20 ha
Land Size: 11270 sqm approx
Agent Comments

Indicative Selling Price
\$1,350,000
Median House Price
December quarter 2017: \$745,750

Comparable Properties



67 Aquarius Av TORQUAY 3228 (REI/VG)

Agent Comments



Price: \$1,475,000
Method: Private Sale
Date: 28/12/2016
Rooms: 7
Property Type: House
Land Size: 8781 sqm approx



50 Sagittarius St TORQUAY 3228 (REI)

Agent Comments



Price: \$1,230,000
Method: Private Sale
Date: 01/09/2017
Rooms: -
Property Type: Rural Residential
Land Size: 7001 sqm approx



Lot/62 Sagittarius St TORQUAY 3228 (REI)

Agent Comments



Price: \$770,000
Method: Private Sale
Date: 02/01/2018
Rooms: -
Property Type: Land
Land Size: 8094 sqm approx