

Statement of Information

**Single residential property located in the Melbourne metropolitan area**

**Section 47AF of the Estate Agents Act 1980**

**Property offered for sale**

Address Including suburb and postcode	7 Shore Place, Torquay Vic 3228
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**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between	\$495,000	&	\$535,000
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**Median sale price**

Median price	\$660,250	House		Unit	X	Suburb	Torquay
Period - From	01/10/2017	to	31/12/2017	Source	REIV		

**Comparable property sales (\*Delete A or B below as applicable)**

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six 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	2 Sunset PI TORQUAY 3228	\$595,000	10/12/2017
2	41 Coast Dr TORQUAY 3228	\$522,000	23/01/2018
3	37 Coast Dr TORQUAY 3228	\$420,000	13/11/2017

**OR**

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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**Indicative Selling Price**

\$495,000 - \$535,000

**Median Unit Price**

December quarter 2017: \$660,250



 3    -   

**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 150 sqm approx

Agent Comments

## Comparable Properties



**2 Sunset PI TORQUAY 3228 (REI)**

Agent Comments

 4    2    1

**Price:** \$595,000

**Method:** Private Sale

**Date:** 10/12/2017

**Rooms:** -

**Property Type:** House - Terrace



**41 Coast Dr TORQUAY 3228 (REI)**

Agent Comments

 3    2    1

**Price:** \$522,000

**Method:** Private Sale

**Date:** 23/01/2018

**Rooms:** -

**Property Type:** Townhouse (Single)



**37 Coast Dr TORQUAY 3228 (REI)**

Agent Comments

 2    2    1

**Price:** \$420,000

**Method:** Private Sale

**Date:** 13/11/2017

**Rooms:** -

**Property Type:** Townhouse (Single)