

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	50 Danawa Drive, Torquay Vic 3228
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Indicative selling price

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

Range between	\$695,000	&	\$764,500
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Median sale price

Median price	\$745,750	House	X	Unit		Suburb or locality	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 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	38 Danawa Dr TORQUAY 3228	\$795,000	17/08/2016
2	31 Aurora Cr TORQUAY 3228	\$790,000	28/10/2017
3	17 Sarabande Cr TORQUAY 3228	\$780,000	27/10/2017

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.

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Indicative Selling Price
 \$695,000 - \$764,500
Median House Price
 December quarter 2017: \$745,750



Rooms:
Property Type: Land
Agent Comments

Comparable Properties



38 Danawa Dr TORQUAY 3228 (VG)

Agent Comments



Price: \$795,000
Method: Sale
Date: 17/08/2016
Rooms: -
Property Type: House (Res)
Land Size: 668 sqm approx



31 Aurora Cr TORQUAY 3228 (REI)

Agent Comments



Price: \$790,000
Method: Auction Sale
Date: 28/10/2017
Rooms: -
Property Type: House (Res)
Land Size: 642 sqm approx



17 Sarabande Cr TORQUAY 3228 (REI/VG)

Agent Comments



Price: \$780,000
Method: Sold Before Auction
Date: 27/10/2017
Rooms: -
Property Type: House (Res)
Land Size: 672 sqm approx