

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

Range between &

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	34 Aerial Av TORQUAY 3228	\$752,500	16/08/2017
2	4 Pintail Dr TORQUAY 3228	\$698,000	22/12/2017
3	12 Cosy Av TORQUAY 3228	\$680,000	31/08/2017

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

\$689,000 - \$709,000

Median House Price

December quarter 2017: \$745,750



Rooms:

Property Type: Land

Agent Comments

Comparable Properties



34 Aerial Av TORQUAY 3228 (REI/VG)

Agent Comments



Price: \$752,500

Method: Private Sale

Date: 16/08/2017

Rooms: -

Property Type: House

Land Size: 541 sqm approx



4 Pintail Dr TORQUAY 3228 (REI)

Agent Comments



Price: \$698,000

Method: Private Sale

Date: 22/12/2017

Rooms: -

Property Type: House

Land Size: 518 sqm approx



12 Cosy Av TORQUAY 3228 (REI/VG)

Agent Comments



Price: \$680,000

Method: Private Sale

Date: 31/08/2017

Rooms: 7

Property Type: House

Land Size: 522 sqm approx