

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

31 Coast Drive, Torquay Vic 3228

Indicative selling price

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

Range between

\$595,000

&

\$645,000

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	10 Coast Dr TORQUAY 3228	\$612,000	10/08/2017
2	48 Coast Dr TORQUAY 3228	\$599,000	31/08/2016
3	27 Coast Dr TORQUAY 3228	\$587,000	09/04/2017

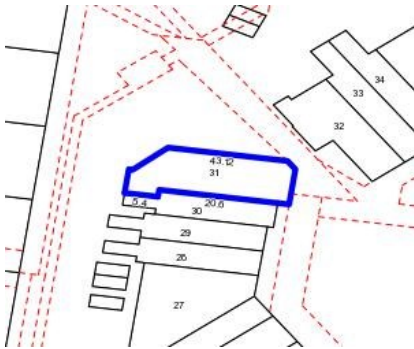
OR

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
\$0 - \$0

Median House Price
June quarter 2017: \$732,000



Rooms:
Property Type:
Flat/Unit/Apartment (Res)
Land Size: 150 sqm approx
Agent Comments

Comparable Properties



10 Coast Dr TORQUAY 3228 (REI)

Agent Comments



Price: \$612,000
Method: Private Sale
Date: 10/08/2017
Rooms: 5
Property Type: Townhouse (Single)
Land Size: 212 sqm approx



48 Coast Dr TORQUAY 3228 (REI)

Agent Comments



Price: \$599,000
Method: Private Sale
Date: 31/08/2016
Rooms: 7
Property Type: Townhouse (Single)



27 Coast Dr TORQUAY 3228 (REI/VG)

Agent Comments



Price: \$587,000
Method: Private Sale
Date: 09/04/2017
Rooms: 8
Property Type: Townhouse (Single)
Land Size: 300 sqm approx