

### 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 andpostcode

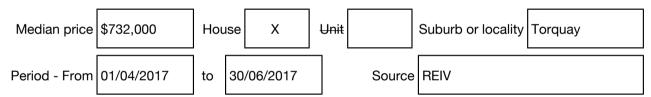
37 Coast Drive, Torquay Vic 3228

#### Indicative selling price

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

Range between\$399,000&

#### Median sale price



\$435.000

#### 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	39 Coast Dr TORQUAY 3228	\$432,500	09/08/2017
2	15 Coast Dr TORQUAY 3228	\$416,000	22/09/2016
3	30 Coast Dr TORQUAY 3228	\$405,000	28/03/2017

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.

Account - Torquay Links Property | P: 03 5261 5155

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.









Rooms: Property Type: Townhouse (Single) Land Size: 177 sqm approx Agent Comments Indicative Selling Price \$399,000 - \$435,000 Median House Price June quarter 2017: \$732,000

## **Comparable Properties**



39 Coast Dr TORQUAY 3228 (REI/VG)

Price: \$432,500 Method: Private Sale Date: 09/08/2017 Rooms: -Property Type: Townhouse (Single) Agent Comments



15 Coast Dr TORQUAY 3228 (VG)

Agent Comments



Price: \$416,000 Method: Sale Date: 22/09/2016 Rooms: -Property Type: Flat/Unit/Apartment (Res)



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30 Coast Dr TORQUAY 3228 (REI/VG)



Agent Comments

Price: \$405,000 Method: Private Sale Date: 28/03/2017 Rooms: 5 Property Type: Townhouse (Single)

Account - Torquay Links Property | P: 03 5261 5155

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