

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	28 Great Ocean Road, Torquay Vic 3228
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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	41 Manna Gum Dr TORQUAY 3228	\$839,000	23/10/2017
2	5 Links Dr TORQUAY 3228	\$800,000	10/07/2017
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

\$750,000 - \$825,000

Median House Price

September quarter 2017: \$797,500



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 404 sqm approx

Agent Comments

Comparable Properties



41 Manna Gum Dr TORQUAY 3228 (REI)

Agent Comments



Price: \$839,000

Method: Private Sale

Date: 23/10/2017

Rooms: -

Property Type: House

Land Size: 709 sqm approx



5 Links Dr TORQUAY 3228 (REI/VG)

Agent Comments



Price: \$800,000

Method: Private Sale

Date: 10/07/2017

Rooms: -

Property Type: House

Land Size: 586 sqm approx



17 Sarabande Cr TORQUAY 3228 (REI)

Agent Comments



Price: \$780,000

Method: Sold Before Auction

Date: 27/10/2017

Rooms: -

Property Type: House (Res)

Land Size: 672 sqm approx