

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb 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
 Period - From to Source

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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 | 44a Zeally Bay Rd TORQUAY 3228 | \$1,268,000 | 25/11/2017 |
| 2 | 4/20 The Esplanade TORQUAY 3228 | \$1,040,000 | 17/10/2017 |
| 3 | 3/20 The Esplanade TORQUAY 3228 | \$970,000 | 23/12/2017 |

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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Indicative Selling Price
\$1,350,000 - \$1,450,000
Median House Price
December quarter 2017: \$745,750



Rooms:
Property Type: Land
Land Size: 454 sqm approx
Agent Comments

Comparable Properties



44a Zeally Bay Rd TORQUAY 3228 (REI/VG) **Agent Comments**



Price: \$1,268,000
Method: Auction Sale
Date: 25/11/2017
Rooms: 8
Property Type: House (Res)
Land Size: 593 sqm approx



4/20 The Esplanade TORQUAY 3228 (REI/VG) **Agent Comments**



Price: \$1,040,000
Method: Private Sale
Date: 17/10/2017
Rooms: -
Property Type: Unit



3/20 The Esplanade TORQUAY 3228 (REI) **Agent Comments**



Price: \$970,000
Method: Private Sale
Date: 23/12/2017
Rooms: -
Property Type: Apartment