

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	235 Coombes Road, Torquay Vic 3228
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**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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	221 Coombes Rd TORQUAY 3228	\$1,500,000	28/04/2017
2	380 Coombes Rd TORQUAY 3228	\$1,235,000	20/05/2017
3	147 Coombes Rd TORQUAY 3228	\$1,200,000	01/05/2017

**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**

\$1,375,000 - \$1,425,000

**Median House Price**

December quarter 2017: \$745,750

COOMBES ROAD



3   -   0

**Rooms:**

**Property Type:** Land

**Land Size:** 7088 sqm approx

Agent Comments

## Comparable Properties



221 Coombes Rd TORQUAY 3228 (REI/VG)

Agent Comments

3   2   2

**Price:** \$1,500,000

**Method:** Private Sale

**Date:** 28/04/2017

**Rooms:** 8

**Property Type:** House

**Land Size:** 4097 sqm approx



380 Coombes Rd TORQUAY 3228 (REI)

Agent Comments

3   1   3

**Price:** \$1,235,000

**Method:** Auction Sale

**Date:** 20/05/2017

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 21 sqm approx



147 Coombes Rd TORQUAY 3228 (VG)

Agent Comments

4   -   -

**Price:** \$1,200,000

**Method:** Sale

**Date:** 01/05/2017

**Rooms:** -

**Property Type:** Hobby Farm < 20 ha (Rur)

**Land Size:** 4342 sqm approx