

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

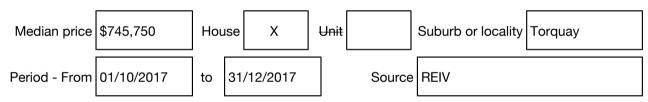
s 235 Coombes Road, Torquay Vic 3228 r e

Indicative selling price

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

Range between	\$1,375,000	&	\$1,425,000
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Median sale price



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.

Account - Torquay Links Property | P: 03 5261 5155

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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.



COOMBES ROAD
7088m2



Rooms: Property Type: Land Land Size: 7088 sqm approx Agent Comments Lynne Hayden 03 5261 5155 0415 966 471 Ihayden@linksproperty.com.au

Indicative Selling Price \$1,375,000 - \$1,425,000 Median House Price December quarter 2017: \$745,750

Comparable Properties

221 Coombes Rd TORQUAY 3228 (REI/VG) 3 2 2 2 Price: \$1,500,000 Method: Private Sale Date: 28/04/2017 Rooms: 8 Property Type: House Land Size: 4097 sqm approx	Agent Comments
380 Coombes Rd TORQUAY 3228 (REI) 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	Agent Comments
147 Coombes Rd TORQUAY 3228 (VG) ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓	Agent Comments

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