

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	1 Sands Terrace, Torquay Vic 3228
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Indicative selling price

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

Single price	\$1,250,000
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Median sale price

Median price	\$745,750	House	X	Unit		Suburb or locality	Torquay
Period - From	01/10/2017	to	31/12/2017	Source	REIV		

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	66 Sands Blvd TORQUAY 3228	\$1,250,000	04/12/2017
2	29 Sands Blvd TORQUAY 3228	\$1,100,000	22/09/2017
3	24 Sands Blvd TORQUAY 3228	\$1,050,000	18/10/2017

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

\$1,250,000

Median House Price

December quarter 2017: \$745,750



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 602 sqm approx

Agent Comments

Comparable Properties



66 Sands Blvd TORQUAY 3228 (REI)

Agent Comments



Price: \$1,250,000

Method: Private Sale

Date: 04/12/2017

Rooms: -

Property Type: House

Land Size: 604 sqm approx



29 Sands Blvd TORQUAY 3228 (VG)

Agent Comments



Price: \$1,100,000

Method: Sale

Date: 22/09/2017

Rooms: -

Property Type: House (Res)

Land Size: 682 sqm approx

24 Sands Blvd TORQUAY 3228 (VG)

Agent Comments



Price: \$1,050,000

Method: Sale

Date: 18/10/2017

Rooms: -

Property Type: House (Res)

Land Size: 653 sqm approx