

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

4 Wave Crescent, Torquay Vic 3228

Indicative selling price

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

Range between

\$835,000

&

\$865,000

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	1 Wave Cr TORQUAY 3228	\$990,000	20/09/2017
2	28 Rippleside Dr TORQUAY 3228	\$860,000	06/12/2017
3	41 Manna Gum Dr TORQUAY 3228	\$839,000	23/10/2017

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

\$835,000 - \$865,000

Median House Price

December quarter 2017: \$745,750



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 647 sqm approx

Agent Comments

Comparable Properties



1 Wave Cr TORQUAY 3228 (REI/VG)

Agent Comments



Price: \$990,000

Method: Private Sale

Date: 20/09/2017

Rooms: -

Property Type: House

Land Size: 623 sqm approx



28 Rippleside Dr TORQUAY 3228 (REI)

Agent Comments



Price: \$860,000

Method: Private Sale

Date: 06/12/2017

Rooms: -

Property Type: House

Land Size: 540 sqm approx



41 Manna Gum Dr TORQUAY 3228 (REI/VG)

Agent Comments



Price: \$839,000

Method: Private Sale

Date: 23/10/2017

Rooms: -

Property Type: House

Land Size: 709 sqm approx