

## 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

117 The Esplanade, Torquay Vic 3228

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,750,000 &amp; \$1,925,000

**Median sale price**

Median price \$732,000 House X Unit Suburb or locality Torquay

Period - From 01/04/2017 to 30/06/2017 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	12 The Esplanade TORQUAY 3228	\$2,305,000	12/08/2016
2	73 The Esplanade TORQUAY 3228	\$2,200,000	26/10/2016
3	187 The Esplanade TORQUAY 3228	\$1,700,000	21/09/2016

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.~~



**Rooms:**  
**Property Type:**  
**Land Size:** 781 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,750,000 - \$1,925,000  
**Median House Price**  
 June quarter 2017: \$732,000

## Comparable Properties



**12 The Esplanade TORQUAY 3228 (VG)**

Agent Comments



**Price:** \$2,305,000  
**Method:** Sale  
**Date:** 12/08/2016  
**Rooms:** -  
**Property Type:** Land  
**Land Size:** 1011 sqm approx



**73 The Esplanade TORQUAY 3228 (REI/VG)**

Agent Comments



**Price:** \$2,200,000  
**Method:** Private Sale  
**Date:** 26/10/2016  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 811 sqm approx



**187 The Esplanade TORQUAY 3228 (REI/VG)**

Agent Comments



**Price:** \$1,700,000  
**Method:** Private Sale  
**Date:** 21/09/2016  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 740 sqm approx