

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
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Address	117 The Esplanade, Torquay Vic 3228
Including suburb or	
locality andpostcode	

Indicative selling price

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

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

Median sale price

Median price	\$732,000	Hou	se X	Unit		Suburb or locality	Torquay
Period - From	01/04/2017	to	30/06/2017		Source	REIV	

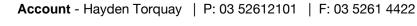
Comparable property sales (*Delete A or B below as applicable)

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.

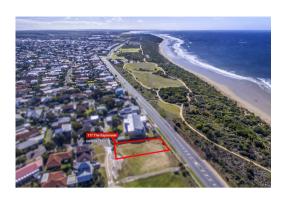






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Rooms:

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)





Price: \$2,305,000 Method: Sale Date: 12/08/2016

Rooms: -

Property Type: Land

Land Size: 1011 sqm approx

Agent Comments



73 The Esplanade TORQUAY 3228 (REI/VG)

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Price: \$2,200,000 Method: Private Sale Date: 26/10/2016

Rooms: -

Property Type: House Land Size: 811 sqm approx Agent Comments









Price: \$1,700,000 Method: Private Sale Date: 21/09/2016

Rooms: -

Property Type: House Land Size: 740 sqm approx **Agent Comments**

Account - Hayden Torquay | P: 03 52612101 | F: 03 5261 4422





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.

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