

# STATEMENT OF INFORMATION

19 YALLOCK CIRCUIT, TORQUAY, VIC 3228
PREPARED BY FRUIT PROPERTY GEELONG



#### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 19 YALLOCK CIRCUIT, TORQUAY, VIC







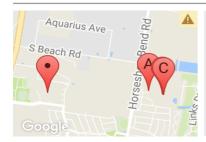
**Indicative Selling Price** 

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

Single Price:

\$395,000

#### **MEDIAN SALE PRICE**



# TORQUAY, VIC, 3228

**Suburb Median Sale Price (Vacant Land)** 

\$305,000

01 July 2016 to 30 June 2017

Provided by: **pricefinder** 

#### **COMPARABLE PROPERTIES**

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



### 17 GRINDERS AVE, TORQUAY, VIC 3228







Sale Price

\$289,000

Sale Date: 27/03/2017

Distance from Property: 1.3km





### 41 GRINDERS AVE, TORQUAY, VIC 3228







Sale Price

\$312,000

Sale Date: 16/06/2017

Distance from Property: 1.5km





# 43 GRINDERS AVE, TORQUAY, VIC 3228







**Sale Price** 

\$305,000

Sale Date: 16/06/2017

Distance from Property: 1.5km



# Statement of Information

# Single residential property located outside the Melbourne metropolitan area

## Sections 47AF of the Estate Agents Act 1980

	Pro	perty	offered	for	sale
--	-----	-------	---------	-----	------

Address Including suburb and postcode	19 YALLOCK CIRCUIT, TORQUAY, VIC 3228
---	---------------------------------------

# Indicative selling price

For the meaning of this	s price see consumer.vic.gov.au/under	quoting

Single Price:	\$395,000

### Median sale price

Median price	\$305,000	House	Unit	Suburb	TORQUAY
Period	01 July 2016 to 30 June 2017		Source	Source pricefinder	

# Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
17 GRINDERS AVE, TORQUAY, VIC 3228	\$289,000	27/03/2017
41 GRINDERS AVE, TORQUAY, VIC 3228	\$312,000	16/06/2017
43 GRINDERS AVE, TORQUAY, VIC 3228	\$305,000	16/06/2017

