

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

34 Scott Avenue, Torquay Vic 3228

Indicative selling price

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

Range between \$295,000

&

\$310,000

Median sale price

Median price \$824,750

House

X

Unit

Suburb Torquay

Period - From 01/01/2019

to

31/03/2019

Source REIV

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

- A*** These are the three properties sold within two kilometres of the property for sale in the last six 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	2 Scott Av TORQUAY 3228	\$375,000	12/02/2019
2	8 Scott Av TORQUAY 3228	\$360,000	15/01/2019
3	21 Wilson St TORQUAY 3228	\$329,000	23/01/2019

OR

- B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

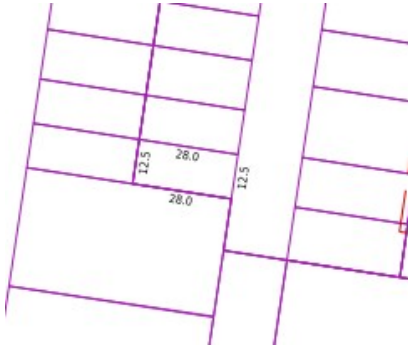
Ben Smith
03 5261 2101
0423 050 825
bens@hayden.com.au

Indicative Selling Price

\$295,000 - \$310,000

Median House Price

March quarter 2019: \$824,750



Rooms:

Property Type: Land

Agent Comments

Comparable Properties

2 Scott Av TORQUAY 3228 (VG)

Agent Comments



Price: \$375,000

Method: Sale

Date: 12/02/2019

Rooms: -

Property Type: Land

8 Scott Av TORQUAY 3228 (VG)

Agent Comments



Price: \$360,000

Method: Sale

Date: 15/01/2019

Rooms: -

Property Type: Land

21 Wilson St TORQUAY 3228 (VG)

Agent Comments



Price: \$329,000

Method: Sale

Date: 23/01/2019

Rooms: -

Property Type: Land

Land Size: 350 sqm approx