# 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 and postcode

15 Attunga Drive Torquay VIC 3228

# Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price	or range between	\$735,000	&	\$765,000				
Median sale price								
(*Delete house or unit as applicable)								
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Median Price	\$810,500	Prope	erty type House		Suburb	Torquay	
Period-from	01 Jan 2019	to	31 Dec 2	2019	Source		Corelogic

# 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 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
38 Eton Road Torquay VIC 3228	\$715,130	10-Apr-19
7 Swamp Gum Drive Torquay VIC 3228	\$745,000	23-Aug-19
11 Liuzzi Drive Torquay VIC 3228	\$725,000	25-Jul-19

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 18 months.

This Statement of Information was prepared on: 10 January 2020



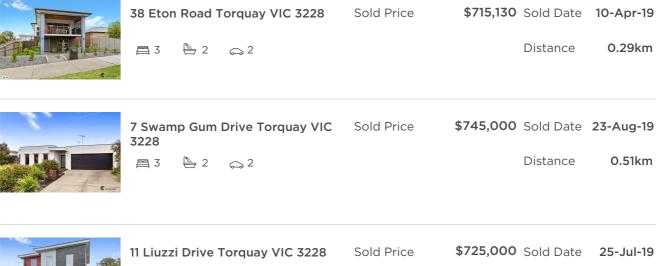
consumer.vic.gov.au



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RS = Recent sale UN = Undisclosed Sale

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