

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

178/100 The Esplanade, Torquay Vic 3228

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$250,000

Median sale price

Median price \$540,000 House Unit X Suburb or locality Torquay

Period - From 01/10/2016 to 30/09/2017 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		
2		
3		

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.~~



1 1 0

Rooms:

Property Type: Studio Apartment

Agent Comments

20.10.2017 Studio Apartment in the Wyndham Resort across from Torquay's beautiful beaches and only a few minutes walk into town, also has a lovely light filled outlook over the creek.

Indicative Selling Price

\$250,000

Median Unit Price

Year ending September 2017: \$540,000

Comparable Properties



332/100 The Esplanade TORQUAY 3228 (REI)

Agent Comments

1 1 1

Price: \$280,000

Method: Private Sale

Date: 24/03/2016

Rooms: 3

Property Type: Apartment

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.