

Lynne Hayden 03 5261 5155 0415 966 471 lhayden@linksproperty.com.au

### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property offered for sale										
Ad Including subt locality andpost	urb or	So cando Bodiovara, Forquay vio ozzo								
Indicative selling price										
For the meaning of this price see consumer.vic.gov.au/underquoting										
Range between	\$0		&	\$0						
Median sale price										
Median price \$	797,500	House	Х	Unit		Suburb or locality	Torquay			
Period - From 0	1/07/2017	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.

Add	dress of comparable property	Price	Date of sale
1	8 Sands Blvd TORQUAY 3228	\$1,450,000	10/04/2017
2	98 Sands Blvd TORQUAY 3228	\$1,200,000	18/09/2017
3	82 Sands Blvd TORQUAY 3228	\$1,140,000	27/04/2017

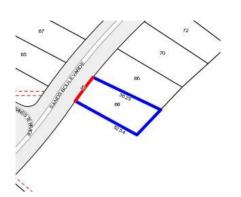
#### OR

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.











**Agent Comments** 

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**Indicative Selling Price** \$0 - \$0 **Median House Price** September quarter 2017: \$797,500

## Comparable Properties



8 Sands Blvd TORQUAY 3228 (REI/VG)





Price: \$1,450,000 Method: Private Sale Date: 10/04/2017 Rooms: 12

Property Type: House (Res) Land Size: 655 sqm approx

**Agent Comments** 



98 Sands Blvd TORQUAY 3228 (REI)



Price: \$1,200,000 Method: Private Sale Date: 18/09/2017

Rooms: -

Property Type: House Land Size: 743 sqm approx Agent Comments







Price: \$1,140,000 Method: Private Sale Date: 27/04/2017 Rooms: 8

Property Type: House Land Size: 772 sqm approx **Agent Comments** 



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