

## 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

66 Sands Boulevard, Torquay Vic 3228

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$0

&

\$0

#### Median sale price

Median price

\$797,500

House

X

Unit

Suburb or locality

Torquay

Period - From

01/07/2017

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.

	Address 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.~~

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**Indicative Selling Price**

\$0 - \$0

**Median House Price**

September quarter 2017: \$797,500



**Rooms:**

**Property Type:**

Agent Comments

## Comparable Properties



**8 Sands Blvd TORQUAY 3228 (REI/VG)**

Agent Comments



**Price:** \$1,450,000

**Method:** Private Sale

**Date:** 10/04/2017

**Rooms:** 12

**Property Type:** House (Res)

**Land Size:** 655 sqm approx



**98 Sands Blvd TORQUAY 3228 (REI)**

Agent Comments



**Price:** \$1,200,000

**Method:** Private Sale

**Date:** 18/09/2017

**Rooms:** -

**Property Type:** House

**Land Size:** 743 sqm approx



**82 Sands Blvd TORQUAY 3228 (REI/VG)**

Agent Comments



**Price:** \$1,140,000

**Method:** Private Sale

**Date:** 27/04/2017

**Rooms:** 8

**Property Type:** House

**Land Size:** 772 sqm approx