

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

9 Tubular Avenue, Torquay Vic 3228

Indicative selling price

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

Single price \$705,000

Median sale price

Median price \$745,000

House

X

Unit

Suburb or locality Torquay

Period - From 01/01/2017

to

31/12/2017

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	12 Swallowtail Dr TORQUAY 3228	\$720,000	07/11/2017
2	4 Pintail Dr TORQUAY 3228	\$698,000	22/12/2017
3	12 Cosy Av TORQUAY 3228	\$680,000	31/08/2017

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.



4 2 2

Rooms:

Property Type: House

Land Size: 540 sqm approx

Agent Comments

Comparable Properties



12 Swallowtail Dr TORQUAY 3228 (REI/VG)

Agent Comments

3 2 2

Price: \$720,000

Method: Private Sale

Date: 07/11/2017

Rooms: -

Property Type: House

Land Size: 512 sqm approx



4 Pintail Dr TORQUAY 3228 (REI)

Agent Comments

4 2 2

Price: \$698,000

Method: Private Sale

Date: 22/12/2017

Rooms: -

Property Type: House

Land Size: 518 sqm approx



12 Cosy Av TORQUAY 3228 (REI/VG)

Agent Comments

4 2 2

Price: \$680,000

Method: Private Sale

Date: 31/08/2017

Rooms: 7

Property Type: House

Land Size: 522 sqm approx