

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

Address Including suburb or locality andpostcode	2 Sunset Place, Torquay Vic 3228
ndicative selling pric	••

Indicative selling price

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

Range between	\$595,000	&	\$635,000
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Median sale price

Median price	\$732,000	Hou	se X	Unit		Suburb or locality	Torquay
Period - From	01/04/2017	to	30/06/2017		Source	REIV	

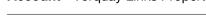
Comparable property sales (*Delete A or B below as applicable)

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	10 Coast Dr TORQUAY 3228	\$612,000	10/08/2017
2	27 Coast Dr TORQUAY 3228	\$587,000	09/04/2017
3	4 Pebble PI TORQUAY 3228	\$533,000	23/07/2017

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.







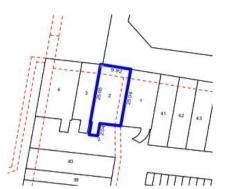


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> Indicative Selling Price \$0 - \$0 Median House Price June quarter 2017: \$732,000



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Rooms:

Property Type: House (Previously

Occupied - Detached) **Land Size:** 286 sqm approx

Agent Comments

Comparable Properties



10 Coast Dr TORQUAY 3228 (REI)

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Price: \$612,000 Method: Private Sale Date: 10/08/2017 Rooms: 5

Property Type: Townhouse (Single) **Land Size:** 212 sqm approx

27 Coast Dr TORQUAY 3228 (REI/VG)

4



2

Price: \$587,000 Method: Private Sale Date: 09/04/2017

Rooms: 8

Property Type: Townhouse (Single) **Land Size:** 300 sqm approx

4 Pebble PI TORQUAY 3228 (REI)







Price: \$533,000 **Method:** Private Sale **Date:** 23/07/2017

Rooms: -

Property Type: House - Terrace

Agent Comments

Agent Comments

Agent Comments



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