

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

2 Sunset Place, Torquay Vic 3228

Indicative selling price

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

Range between \$595,000

&

\$635,000

Median sale price

Median price \$732,000

House

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.~~



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 286 sqm approx

Agent Comments

Comparable Properties



10 Coast Dr TORQUAY 3228 (REI)

Agent Comments



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)

Agent Comments



Price: \$587,000

Method: Private Sale

Date: 09/04/2017

Rooms: 8

Property Type: Townhouse (Single)

Land Size: 300 sqm approx



4 Pebble Pl TORQUAY 3228 (REI)

Agent Comments



Price: \$533,000

Method: Private Sale

Date: 23/07/2017

Rooms: -

Property Type: House - Terrace