



# GreatOceanRoad

REALESTATE

## Statement of Information prepared on: 16/11/2018

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or  
locality and postcode

9 Murphy Mews, Torquay Vic 3228

### Indicative selling price

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

Single price

Range

\$700,000

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

785,000

\*House

X

\*Unit

Suburb  
or locality

Torquay

Period - From

1/11/2017

to

31/10/2018

Source

Realestate.com.au

### Comparable property sales

A\* These are the three properties sold within five kilometres of the property for sale in the last 18 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
4 Brooker Street, Torquay	\$652,000	23/08/2018
14 Mia Mia Way, Torquay	\$768,000	11/07/2018
10 Alyxia Crt, Torquay	\$755,000	26/07/2018