

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**32 MANNA GUM DRIVE, TORQUAY, VIC**



**Indicative Selling Price**

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

**Price Range: \$1,100,000 to \$1,200,000**

Provided by: Marty Maher Licensed Estate Agent 066757L, Great Ocean Properties Aireys

## MEDIAN SALE PRICE



**TORQUAY, VIC, 3228**

**Suburb Median Sale Price (House)**

**\$710,000**

01 October 2016 to 30 September 2017

Provided by: **pricefinder**

## COMPARABLE PROPERTIES

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.



**1 SPRINGBANK CCT, TORQUAY, VIC 3228**



**Sale Price**

**\$1,005,000**

Sale Date: 18/03/2017

Distance from Property: 454m



**17 SPRING VALLEY DR, TORQUAY, VIC 3228**



**Sale Price**

**\$930,000**

Sale Date: 21/04/2017

Distance from Property: 397m



**24 PRESTWICK AVE, JAN JUC, VIC 3228**



**Sale Price**

**\$970,000**

Sale Date: 13/05/2017

Distance from Property: 485m



This report has been compiled on 19/10/2017 by Great Ocean Properties Aireys Inlet. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

32 MANNA GUM DRIVE, TORQUAY, VIC 3228

Indicative selling price

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Price Range:

\$1,100,000 to \$1,200,000

Median sale price

Median price

\$710,000

House

X

Unit

Suburb

TORQUAY

Period

01 October 2016 to 30 September 2017

Source



Comparable property sales

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 |
|----------------------------------------|-------------|--------------|
| 1 SPRINGBANK CCT, TORQUAY, VIC 3228    | \$1,005,000 | 18/03/2017   |
| 17 SPRING VALLEY DR, TORQUAY, VIC 3228 | \$930,000   | 21/04/2017   |
| 24 PRESTWICK AVE, JAN JUC, VIC 3228    | \$970,000   | 13/05/2017   |