

STATEMENT OF INFORMATION

209 FISCHER STREET, TORQUAY, VIC 3228

PREPARED BY DAVID PHILLIPS, FRUIT PROPERTY GEELONG



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



209 FISCHER STREET, TORQUAY, VIC

 3  2  2

Indicative Selling Price

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

Price Range: \$585,000.00 to \$625,000.00

Provided by: David Phillips, Fruit Property Geelong

MEDIAN SALE PRICE



TORQUAY, VIC, 3228

Suburb Median Sale Price (House)

\$700,000

01 July 2016 to 30 June 2017

Provided by: 

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.



96 MERRIJIG DR, TORQUAY, VIC 3228

 4  2  2

Sale Price

\$556,000

Sale Date: 31/01/2017

Distance from Property: 79m



13 WIYN AVE, TORQUAY, VIC 3228

 4  2  2

Sale Price

\$680,000

Sale Date: 07/07/2017

Distance from Property: 144m



23 MIRRI DR, TORQUAY, VIC 3228

 4  2  2

Sale Price

\$599,000

Sale Date: 09/02/2017

Distance from Property: 288m



This report has been compiled on 19/09/2017 by Fruit Property Geelong, Property Data Solutions Pty Ltd 2017 - 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

209 FISCHER STREET, TORQUAY, VIC 3228

Indicative selling price

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Price Range:

\$585,000.00 to \$625,000.00

Median sale price

Median price

\$700,000

House

X

Unit

Suburb

TORQUAY

Period

01 July 2016 to 30 June 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
96 MERRIJIG DR, TORQUAY, VIC 3228	\$556,000	31/01/2017
13 WIYN AVE, TORQUAY, VIC 3228	\$680,000	07/07/2017
23 MIRRI DR, TORQUAY, VIC 3228	\$599,000	09/02/2017