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







Indicative Selling Price

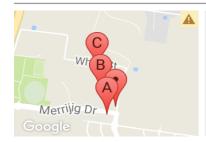
For the meaning of this price see consumer.vic.au/underquoting

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: **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.



96 MERRIJIG DR, TORQUAY, VIC 3228







Sale Price

\$556,000

Sale Date: 31/01/2017

Distance from Property: 79m





13 WIYN AVE, TORQUAY, VIC 3228







Sale Price

\$680,000

Sale Date: 07/07/2017

Distance from Property: 144m





23 MIRRI DR, TORQUAY, VIC 3228







Sale Price

\$599,000

Sale Date: 09/02/2017

Distance from Property: 288m



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
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Indicative selling price

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

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

Median sale price

Median price	\$700,000	House	Unit	Suburb	TORQUAY
Period	01 July 2016 to 30 June 2017		Source	p	ricefinder

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

