

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

lot 430 Pintail Drive, Torquay Vic 3228

Indicative selling price

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

Single price \$395,000

Median sale price*

Median price

House

Unit

Suburb

Torquay

Period - From

to

Source

Comparable property sales (*Delete A or B below as applicable)

- A*** These are the three properties sold within two kilometres of the property for sale in the last six 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	lot 411 Pintail Dr TORQUAY 3228	\$445,000	19/04/2018
2	lot 471 Crystal Way TORQUAY 3228	\$402,000	09/03/2018
3	lot 472 Crystal Way TORQUAY 3228	\$400,000	09/03/2018

OR

- B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



Rooms:

Property Type: Vacant Land

Land Size: 456 sqm approx

Agent Comments

Indicative Selling Price

\$395,000

No median price available

Comparable Properties

lot 411 Pintail Dr TORQUAY 3228 (REI)

Agent Comments



Price: \$445,000

Method: Private Sale

Date: 19/04/2018

Rooms: -

Property Type: House Block and Other vacant land

Land Size: 532 sqm approx

lot 471 Crystal Way TORQUAY 3228 (REI)

Agent Comments



Price: \$402,000

Method: Auction Sale

Date: 09/03/2018

Rooms: -

Property Type: Land (Res)

Land Size: 483 sqm approx

lot 472 Crystal Way TORQUAY 3228 (REI)

Agent Comments



Price: \$400,000

Method: Auction Sale

Date: 09/03/2018

Rooms: -

Property Type: Land (Res)

Land Size: 483 sqm approx