

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

139 Merrijig Drive Torquay VIC 3228

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$689,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$810,250

Property type

House

Suburb

Torquay

Period-from

01 Oct 2018

to

30 Sep 2019

Source

Corelogic

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

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

72 White Street Torquay VIC 3228	\$695,000	12-Apr-19
6 Roadknight Lane Torquay VIC 3228	\$675,150	03-Jul-19
18 Rosella Road Torquay VIC 3228	\$700,000	30-Apr-19

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 08 October 2019



72 White Street Torquay VIC 3228

Sold Price

\$695,000

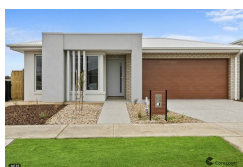
Sold Date

12-Apr-19

 3  2  2

Distance

0.76km



6 Roadknight Lane Torquay VIC 3228

Sold Price

\$675,150

Sold Date

03-Jul-19

 4  2  2

Distance

0.78km



18 Rosella Road Torquay VIC 3228

Sold Price

\$700,000

Sold Date

30-Apr-19

 3  2  1

Distance

0.49km

RS = Recent sale

UN = Undisclosed Sale

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