

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 or
locality and postcode

23 Riverside Drive, Torquay Vic 3228

Indicative selling price

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

Range between \$670,000

&

\$720,000

Median sale price

Median price \$732,000

House

X

Unit

Suburb or locality

Torquay

Period - From 01/04/2017

to

30/06/2017

Source REIV

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 eighteen 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		
2		
3		

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 eighteen months.~~



4
 1
 1

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 597 sqm approx

Agent Comments

Indicative Selling Price

\$670,000 - \$720,000

Median House Price

June quarter 2017: \$732,000

Comparable Properties

25 Darian Rd TORQUAY 3228 (VG)

Agent Comments

3
 -
 -

Price: \$745,000

Method: Sale

Date: 18/03/2017

Rooms: -

Property Type: House (Res)

Land Size: 631 sqm approx

47 Riverside Dr TORQUAY 3228 (VG)

Agent Comments

3
 -
 -

Price: \$650,000

Method: Sale

Date: 18/02/2017

Rooms: -

Property Type: House (Res)

Land Size: 585 sqm approx

58 Cowrie Road, TORQUAY 3228 VIC \$775,000 31st August 2017 Sale House(Res) 648m2 .9km