

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

29 Aurora Crescent, Torquay Vic 3228

Indicative selling price

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

Range between

\$750,000

&

\$800,000

Median sale price

Median price

\$875,000

House

X

Unit

Suburb or locality

Torquay

Period - From

01/04/2018

to

30/06/2018

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	31 Aurora Cr TORQUAY 3228	\$790,000	28/10/2017
2	12 Alleyne Av TORQUAY 3228	\$775,000	09/09/2017
3	9 Aurora Cr TORQUAY 3228	\$765,000	29/08/2018

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.



2
 1
 1

Rooms:**Property Type:** House**Land Size:** 658 sqm approx**Agent Comments**

25/09/2018 - Church Estate beach house backing directly onto reserve. A rare opportunity to secure a generous 658m2 allotment backing directly onto the Spring Creek reserve.

Indicative Selling Price

\$750,000 - \$800,000

Median House Price

June quarter 2018: \$875,000

Comparable Properties

**31 Aurora Cr TORQUAY 3228 (REI)**

Agent Comments

3
 2
 1

Price: \$790,000**Method:** Auction Sale**Date:** 28/10/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 642 sqm approx**12 Alleyne Av TORQUAY 3228 (REI)**

Agent Comments

3
 1
 2

Price: \$775,000**Method:** Auction Sale**Date:** 09/09/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 714 sqm approx**9 Aurora Cr TORQUAY 3228 (REI)**

Agent Comments

5
 2
 2

Price: \$765,000**Method:** Sold Before Auction**Date:** 29/08/2018**Rooms:** 8**Property Type:** House (Res)**Land Size:** 597 sqm approx