

# RT Edgar

## STATEMENT OF INFORMATION

23rd January 2019

### Property offered for sale

54 Shorebreak Street, Torquay

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquotng](http://consumer.vic.gov.au/underquotng)

Range between \$795,000 and \$855,000

### Median sale price

Median Price \$776,000 Suburb or locality Torquay Property Type House

Period From 24/07/17 to 23/1/19 Source REA

### Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen months that RT Edgar 1/50 Hitchcock Avenue, Barwon Heads estate agents and Andy Ingham consider to be most comparable to the property for sale.

| Address of comparable property | Price     | Date of sale |
|--------------------------------|-----------|--------------|
| 55 Rippleside Drive, Torquay   | \$815,000 | 08/01/19     |
| 31 Longshore Street, Torquay   | \$770,000 | 11/12/18     |
| 72 Rippleside Drive, Torquay   | \$840,000 | 09/10/18     |