

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

4 Warrin Street, Torquay Vic 3228

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$885,000

Median sale price

Median price \$745,000

House

X

Unit

Suburb or locality Torquay

Period - From 01/01/2017

to

31/12/2017

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	36 Spring Valley Dr TORQUAY 3228	\$900,000	20/12/2017
2	44 Manna Gum Dr TORQUAY 3228	\$892,187	08/11/2017
3	41 Danawa Dr TORQUAY 3228	\$860,000	19/10/2017

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 2 2

Rooms:
Property Type: Land
Land Size: 711 sqm approx
Agent Comments

Indicative Selling Price
\$885,000
Median House Price
Year ending December 2017: \$745,000

Comparable Properties



36 Spring Valley Dr TORQUAY 3228 (REI/VG) **Agent Comments**

3 - -

Price: \$900,000
Method: Private Sale
Date: 20/12/2017
Rooms: -
Property Type: House (Res)
Land Size: 1007 sqm approx



44 Manna Gum Dr TORQUAY 3228 (REI/VG) **Agent Comments**

4 2 2

Price: \$892,187
Method: Private Sale
Date: 08/11/2017
Rooms: -
Property Type: House
Land Size: 640 sqm approx



41 Danawa Dr TORQUAY 3228 (VG) **Agent Comments**

4 - -

Price: \$860,000
Method: Sale
Date: 19/10/2017
Rooms: -
Property Type: House (Res)
Land Size: 653 sqm approx