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

17 Frog Hollow 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	\$1,470,000	or range between		
Median sale price				
(*Delete house or unit as ap	plicable)			

Median Price	\$815,000	Prope	erty type		House	Suburb	Torquay
Period-from	01 Sep 2018	to	31 Aug 2	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
16 Enfield Drive Torquay VIC 3228	\$1,500,000	25-Nov-16
21 Stringybark Drive Torquay VIC 3228	\$1,500,000	05-Aug-18
300 Grossmans Road Torquay VIC 3228	\$1,600,000	27-Aug-18

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: 14 September 2019

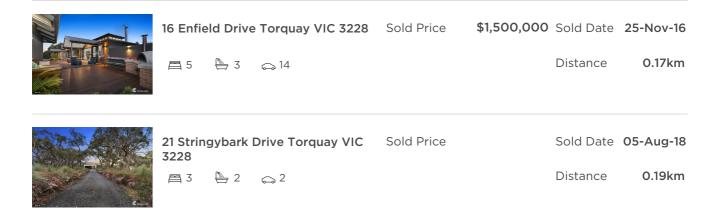
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John McMahon M 0400866634

 ${\sf E} \ \ john@mccartneyrealestate.com.au$





 300 Grossmans Road Torquay VIC
 Sold Price
 \$1,600,000
 Sold Date
 27-Aug-18

 3228
 ▲ 4 ▲ 2 ↔ 2
 ▲ 2
 ▲ 100 ▲ 2
 Distance
 1.03km

RS = Recent sale UN = Undisclosed Sale

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