

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sa	ıe
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Address	38 Shorebreak Street, Torquay Vic 3228
Including suburb or	
locality andpostcode	

Indicative selling price

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

Single price \$655,000

Median sale price

Median price	\$732,000	Hou	se 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

1	89 Inshore Dr TORQUAY 3228	\$650,000	21/08/2017
2	16 Point CI TORQUAY 3228	\$649,000	22/04/2017
3	5 Lowtide Dr TORQUAY 3228	\$645,000	07/07/2017

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.

Account - Hayden Torquay | P: 03 52612101 | F: 03 5261 4422





Price

Date of sale

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Rooms: Property Type: Land

Agent Comments

Indicative Selling Price \$655,000 Median House Price June quarter 2017: \$732,000

Comparable Properties



89 Inshore Dr TORQUAY 3228 (REI)

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Price: \$650,000

Method: Private Sale

Date: 21/08/2017 Rooms: 6 Property Type: House

Land Size: 602 sqm approx

Agent Comments



16 Point CI TORQUAY 3228 (REI)

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6 2

Price: \$649,000 Method: Private Sale Date: 22/04/2017 Rooms: 8

Property Type: House **Land Size:** 425 sqm approx

Agent Comments



5 Lowtide Dr TORQUAY 3228 (REI/VG)

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Price: \$645,000 Method: Private Sale Date: 07/07/2017

Rooms: -

Property Type: House **Land Size:** 437 sqm approx

Agent Comments

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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