

## 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

38 Shorebreak Street, Torquay Vic 3228

## Indicative selling price

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

Single price \$655,000

## Median sale price

Median price \$732,000

House

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	Price	Date of sale
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.~~



4 2 2

**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)**

**Agent Comments**

4 2 2

**Price:** \$650,000  
**Method:** Private Sale  
**Date:** 21/08/2017  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 602 sqm approx



**16 Point CI TORQUAY 3228 (REI)**

**Agent Comments**

4 2 2

**Price:** \$649,000  
**Method:** Private Sale  
**Date:** 22/04/2017  
**Rooms:** 8  
**Property Type:** House  
**Land Size:** 425 sqm approx



**5 Lowtide Dr TORQUAY 3228 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$645,000  
**Method:** Private Sale  
**Date:** 07/07/2017  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 437 sqm approx