

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

28 Rippleside Drive, Torquay Vic 3228

Indicative selling price

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

Range between

\$830,000

&

\$850,000

Median sale price

Median price

\$797,500

House

X

Unit

Suburb or locality

Torquay

Period - From

01/07/2017

to

30/09/2017

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	24 Rippleside Dr TORQUAY 3228	\$895,000	09/08/2017
2	36 Norfolk Blvd TORQUAY 3228	\$855,000	09/08/2017
3	24 Highlander St TORQUAY 3228	\$840,000	04/08/2017

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.~~

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Indicative Selling Price
\$830,000 - \$850,000
Median House Price
September quarter 2017: \$797,500



Rooms:
Property Type: Land
Agent Comments

Comparable Properties



24 Rippleside Dr TORQUAY 3228 (REI)

Agent Comments



Price: \$895,000
Method: Private Sale
Date: 09/08/2017
Rooms: -
Property Type: House
Land Size: 541 sqm approx



36 Norfolk Blvd TORQUAY 3228 (REI)

Agent Comments



Price: \$855,000
Method: Private Sale
Date: 09/08/2017
Rooms: -
Property Type: House
Land Size: 620 sqm approx



24 Highlander St TORQUAY 3228 (REI/VG)

Agent Comments



Price: \$840,000
Method: Private Sale
Date: 04/08/2017
Rooms: 7
Property Type: House
Land Size: 660 sqm approx