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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for s						
Address Including suburb or locality andpostcode	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
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Median sale price

Median price	\$797,500	Hou	ise 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.

Add	dress 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





Comparable Properties



24 Rippleside Dr TORQUAY 3228 (REI)

Price: \$895,000 Method: Private Sale Date: 09/08/2017

Rooms: -

Property Type: House Land Size: 541 sqm approx **Agent Comments**



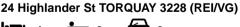
36 Norfolk Blvd TORQUAY 3228 (REI)



Price: \$855,000 Method: Private Sale Date: 09/08/2017

Rooms: -

Property Type: House Land Size: 620 sqm approx Agent Comments









Price: \$840,000 Method: Private Sale Date: 04/08/2017 Rooms: 7

Property Type: House Land Size: 660 sqm approx **Agent Comments**



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