

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



8 SCAMMELL CRESCENT, TORQUAY,

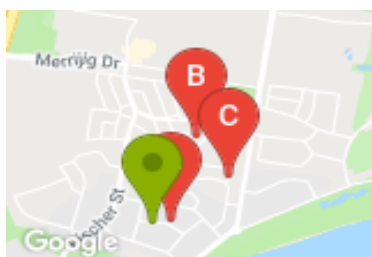
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Indicative Selling Price

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

Single Price: \$850,000

MEDIAN SALE PRICE



TORQUAY, VIC, 3228

Suburb Median Sale Price (House)

\$812,750

01 July 2018 to 30 June 2019

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



3 SCAMMELL CRES, TORQUAY, VIC 3228

3 2 2

Sale Price

\$865,000

Sale Date: 05/11/2018

Distance from Property: 121m



4 WAVE CRES, TORQUAY, VIC 3228

4 2 2

Sale Price

\$845,000

Sale Date: 13/03/2018

Distance from Property: 675m



22 BOSCARNE AVE, TORQUAY, VIC 3228

3 2 2

Sale Price

\$880,000

Sale Date: 15/01/2019

Distance from Property: 593m



This report has been compiled on 28/08/2019 by hockingstuart Torquay. Property Data Solutions Pty Ltd 2019 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for

Address
Including suburb and

8 SCAMMELL CRESCENT, TORQUAY, VIC 3228

Indicative selling price

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

Single Price:

\$850,000

Median sale price

Median price

\$812,750

House

☒

Unit

☐

Suburb

TORQUAY

Period

01 July 2018 to 30 June 2019

Source


pricefinder

Comparable property sales

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

Price

Date of sale

3 SCAMMELL CRES, TORQUAY, VIC 3228	\$865,000	05/11/2018
4 WAVE CRES, TORQUAY, VIC 3228	\$845,000	13/03/2018
22 BOSCARNE AVE, TORQUAY, VIC 3228	\$880,000	15/01/2019