

## 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

36 Spring Valley Dr, Torquay Vic 3228

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

Range between \$900,000

&amp;

\$950,000

**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 | 13 Borron Blvd TORQUAY 3228      | \$900,523 | 01/04/2017   |
| 2 | 44 Manna Gum Dr TORQUAY 3228     | \$892,187 | 08/11/2017   |
| 3 | 91 Spring Valley Dr TORQUAY 3228 | \$890,000 | 10/08/2016   |

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.



3   
 2   
 2

**Rooms:****Property Type:** House**Land Size:** 1006 sqm approx**Agent Comments**

22/11/2017 - Custom built family home on a large block with creek frontage. This wonderfully appointed home offers a seamless connection from the home to the outside environment.

**Indicative Selling Price**

\$900,000 - \$950,000

**Median House Price**

September quarter 2017: \$797,500

## Comparable Properties

**13 Borron Blvd TORQUAY 3228 (REI)**

Agent Comments

5   
 3   
 2

**Price:** \$900,523**Method:** Sold Before Auction**Date:** 01/04/2017**Rooms:** 11**Property Type:** House (Res)**Land Size:** 612 sqm approx**44 Manna Gum Dr TORQUAY 3228 (REI)**

Agent Comments

4   
 2   
 2

**Price:** \$892,187**Method:** Private Sale**Date:** 08/11/2017**Rooms:** -**Property Type:** House**Land Size:** 640 sqm approx**91 Spring Valley Dr TORQUAY 3228 (REI)**

Agent Comments

5   
 2   
 2

**Price:** \$890,000**Method:** Private Sale**Date:** 10/08/2016**Rooms:** 9**Property Type:** House**Land Size:** 713 sqm approx