Suzy Jones

M 0438438388
E sjones@linksproperty.com.au

# STATEMENT OF INFORMATION

Prepared on 29 Oct 2018

Section 47AF of the Estate Agents Act 1980

## LAND Offered for Sale

12 Nautical Rise Torquay VIC 3228

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## Indicative Selling Price

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

Range between $485,000 & $515,000

## Median Sale Price

$405,000 Lands in Torquay between 01 Oct 2017 - 30 Sep 2018

Source: CoreLogic

## Comparable Property Sales

The estate agent or agent's representative reasonably believes that fewer than 3 comparable properties were sold within 5 kilometres of the property for sale in the last 18 months.

**11 Shorebreak Street Torquay VIC 3228**

4 2 2

Sold Price **$410,000** Sold Date **03-Jul-17**

Distance **0.25km**

**13 Fantail Avenue Torquay VIC 3228**

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Sold Price **$495,000** Sold Date **23-Sep-18**

Distance **0.61km**

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