

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

21 Conside Crescent, Torquay Vic 3228

Indicative selling price

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

Single price \$840,000

Median sale price

Median price \$732,000

House

X

Unit

Suburb or locality

Torquay

Period - From 01/04/2017

to

30/06/2017

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	2 Lune Ct TORQUAY 3228	\$885,500	03/02/2017
2	153 Fischer St TORQUAY 3228	\$855,000	26/04/2017
3	3 Point CI TORQUAY 3228	\$820,000	22/02/2017

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.~~



4 2 2

Rooms:

Property Type: House (Res)

Land Size: 741 sqm approx

Agent Comments

Indicative Selling Price

\$840,000

Median House Price

June quarter 2017: \$732,000

Comparable Properties



2 Lune Ct TORQUAY 3228 (REI/VG)

Agent Comments

4 2 3

Price: \$885,500

Method: Private Sale

Date: 03/02/2017

Rooms: 6

Property Type: House

Land Size: 795 sqm approx

153 Fischer St TORQUAY 3228 (REI/VG)

Agent Comments

4 - -

Price: \$855,000

Method: Private Sale

Date: 26/04/2017

Rooms: -

Property Type: House (Res)

Land Size: 690 sqm approx



3 Point Cl TORQUAY 3228 (REI/VG)

Agent Comments

5 2 2

Price: \$820,000

Method: Private Sale

Date: 22/02/2017

Rooms: 9

Property Type: House

Land Size: 657 sqm approx