

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

54 Attunga Drive, Torquay Vic 3228

Indicative selling price

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

Single price \$450,000

Median sale price*

Median price House Unit Suburb or locality Torquay

Period - From to Source

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	8 Wentworth Ct TORQUAY 3228	\$460,000	27/10/2016
2	65 Spring Valley Dr TORQUAY 3228	\$450,000	17/05/2017
3	30 Bass Dr TORQUAY 3228	\$440,000	20/02/2017

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.

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

Lynne Hayden

03 5261 5155

0415 966 471

lhayden@linksproperty.com.au

Indicative Selling Price

\$450,000

No median price available



Rooms:

Property Type: Land

Land Size: 585 sqm approx

Agent Comments

Comparable Properties



8 Wentworth Ct TORQUAY 3228 (REI/VG)

Agent Comments



Price: \$460,000

Method: Private Sale

Date: 27/10/2016

Rooms: -

Property Type: Land

Land Size: 634 sqm approx



65 Spring Valley Dr TORQUAY 3228 (REI)

Agent Comments



Price: \$450,000

Method: Private Sale

Date: 17/05/2017

Rooms: -

Property Type: Land

Land Size: 677 sqm approx



30 Bass Dr TORQUAY 3228 (REI/VG)

Agent Comments



Price: \$440,000

Method: Private Sale

Date: 20/02/2017

Rooms: -

Property Type: Land

Land Size: 689 sqm approx