



GreatOceanRoad

REALESTATE TORQUAY

Statement of Information Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

2/20 Eton Road, Torquay, Vic, 3228

Prepared on : 20th May 2017

Prepared by : GF Bennett

Indicative selling price

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

Single price

\$-----

or range between

\$ 650,000

&

\$ 680,000

Median sale price

Median price

\$ 516,500

*House

*unit

X

Suburb
or locality

Torquay, Vic, 3228

Period - From

Jan 2017

to

Feb 2017

Source

Core Logic

Comparable property sales

A : 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 property | Price | Date of sale |
|--------------------------------|------------|--------------|
| 1 : 3/63 Beach Road Torquay | \$ 610,000 | 16.6.16 |
| 2 : 3A Elm Grove Torquay | \$ 725,000 | 14.12.16 |
| 3 : 1/21 Pomora Avenue Torquay | \$ 675,000 | 17.3.17 |