

**Rooms:**  
**Property Type:** Land  
**Agent Comments**

**Indicative Selling Price**  
\$375,000 - \$410,000  
**Median House Price**  
March quarter 2017: \$720,000

## Comparable Properties

### 56 Shorebreak St TORQUAY 3228 (VG)

**Agent Comments**



**Price:** \$356,000  
**Method:** Sale  
**Date:** 17/02/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 538 sqm

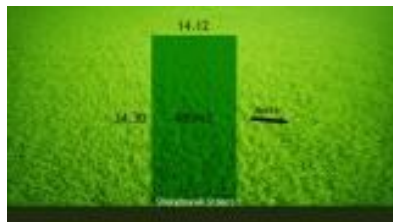


### 34 Swallowtail Dr TORQUAY 3228 (REI/VG)

**Agent Comments**



**Price:** \$326,000  
**Method:** Private Sale  
**Date:** 13/02/2017  
**Rooms:** -  
**Property Type:** Land  
**Land Size:** 532 sqm



### 9 Shorebreak St TORQUAY 3228 (REI/VG)

**Agent Comments**



**Price:** \$310,000  
**Method:** Private Sale  
**Date:** 03/08/2016  
**Rooms:** -  
**Property Type:** Land  
**Land Size:** 480 sqm

## 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

11 Shorebreak Street, 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

\$375,000

&

\$410,000

#### Median sale price

Median price

\$720,000

House

X

Suburb or locality

Torquay

Period - From

01/01/2017

to

31/03/2017

Source

REIV

#### Comparable property sales

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
56 Shorebreak St TORQUAY 3228	\$356,000	17/02/2017
34 Swallowtail Dr TORQUAY 3228	\$326,000	13/02/2017
9 Shorebreak St TORQUAY 3228	\$310,000	03/08/2016