

## 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

7 Rippleside Drive, Torquay Vic 3228

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$769,000

**Median sale price**

Median price \$735,000 House X Unit Suburb or locality Torquay

Period - From 01/10/2016 to 30/09/2017 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	26 Swallowtail Dr TORQUAY 3228	\$775,000	21/09/2017
2	7 Coral St TORQUAY 3228	\$721,000	04/08/2017
3	6 Cosy Av TORQUAY 3228	\$700,000	25/05/2017

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

**Land Size:** 530 sqm approx

Agent Comments

**Indicative Selling Price**

\$769,000

**Median House Price**

Year ending September 2017: \$735,000

## Comparable Properties



**26 Swallowtail Dr TORQUAY 3228 (REI)**

Agent Comments

4 2 2

**Price:** \$775,000

**Method:** Private Sale

**Date:** 21/09/2017

**Rooms:** -

**Property Type:** House

**Land Size:** 500 sqm approx



**7 Coral St TORQUAY 3228 (VG)**

Agent Comments

3 - -

**Price:** \$721,000

**Method:** Sale

**Date:** 04/08/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 564 sqm approx



**6 Cosy Av TORQUAY 3228 (REI/VG)**

Agent Comments

4 2 -

**Price:** \$700,000

**Method:** Private Sale

**Date:** 25/05/2017

**Rooms:** -

**Property Type:** House

**Land Size:** 517 sqm approx