



2
 1
 1

Rooms:**Property Type:** Unit**Land Size:** 145 sqm**Agent Comments**

5/05/2017 AS CENTRAL AS IT GETS...Quietly nestled toward the back of the block away from the street, this property is perfect for those that want very little maintenance, to be amongst it and to leave the car at home. an unrivalled location, just a stone's throw to central Torquay, shops & beaches.

Indicative Selling Price

\$480,000 - \$500,000

Median Unit Price

Year ending March 2017: \$540,000

Comparable Properties

**2/9 Fischer St TORQUAY 3228 (REI)****Agent Comments**

3
 1
 1

Price: \$590,000**Method:** Private Sale**Date:** 16/11/2016**Rooms:** 5**Property Type:** Unit**205/3 Payne St TORQUAY 3228 (REI)****Agent Comments**

2
 1
 1

Price: \$550,000**Method:** Private Sale**Date:** 08/04/2017**Rooms:** -**Property Type:** Apartment**2/63 Cowrie Rd TORQUAY 3228 (REI)****Agent Comments**

2
 1
 1

Price: \$519,000**Method:** Private Sale**Date:** 16/01/2017**Rooms:** 4**Property Type:** Unit

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3/33 Bristol Road, Torquay Vic 3228

Indicative selling price

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

Range between

\$480,000

&

\$500,000

Median sale price

Median price

\$540,000

Unit

X

Suburb

Torquay

Period - From

01/04/2016

to

31/03/2017

Source

REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
2/9 Fischer St TORQUAY 3228	\$590,000	16/11/2016
205/3 Payne St TORQUAY 3228	\$550,000	08/04/2017
2/63 Cowrie Rd TORQUAY 3228	\$519,000	16/01/2017