

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

68 Rippleside Drive, Torquay Vic 3228

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$490,000

&

\$539,000

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 | lot 466 Crystal Way TORQUAY 3228 | \$464,000 | 25/01/2018 |
| 2 | Lot/14 Gilmore Dr TORQUAY 3228 | \$450,000 | 30/01/2018 |
| 3 | 3 Wax Av TORQUAY 3228 | \$440,000 | 27/10/2017 |

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$490,000 - \$539,000
No median price available

Comparable Properties

lot 466 Crystal Way TORQUAY 3228 (REI)

Agent Comments



Price: \$464,000
Method: Auction Sale
Date: 25/01/2018
Rooms: -
Property Type: Land (Res)
Land Size: 693 sqm approx



Lot/14 Gilmore Dr TORQUAY 3228 (REI)

Agent Comments



Price: \$450,000
Method: Private Sale
Date: 30/01/2018
Rooms: -
Property Type: Land
Land Size: 523 sqm approx



3 Wax Av TORQUAY 3228 (REI/VG)

Agent Comments



Price: \$440,000
Method: Private Sale
Date: 27/10/2017
Rooms: -
Property Type: Land
Land Size: 556 sqm approx