

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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A Including sul locality andpo	burb or	68 Rippleside Drive, Torquay Vic 3228										
Indicative sell	ing pric	e										
For the meaning	of this p	rice see	cons	sum	er.vic.gov.a	au/u	nde	erquoting				
Range betwee	n \$490,0	\$490,000		&			\$539,000					
Median sale price*												
Median price			Hou	ıse		U n	iŧ		Sub	ourb or locality	Torqu	ау
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.

Account - Hayden Torquay | P: 03 52612101 | F: 03 5261 4422

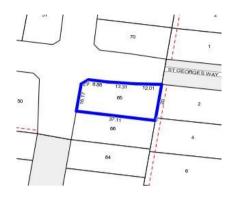




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^{*} When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.







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

Comparable Properties

lot 466 Crystal Way TORQUAY 3228 (REI)

= - **:-** -

Price: \$464,000 Method: Auction Sale Date: 25/01/2018 Rooms: -

Property Type: Land (Res) Land Size: 693 sqm approx Agent Comments



Lot/14 Gilmore Dr TORQUAY 3228 (REI)

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Price: \$450,000 Method: Private Sale Date: 30/01/2018 Rooms: -

Property Type: Land Land Size: 523 sqm approx Agent Comments



3 Wax Av TORQUAY 3228 (REI/VG)

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Price: \$440,000 Method: Private Sale Date: 27/10/2017 Rooms: -

Property Type: Land Land Size: 556 sqm approx **Agent Comments**

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