

STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 5 Shah Court, Torquay VIC 3228

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$990,000.00 & \$1,080,000.00

Median sale price

(*Delete house or unit as applicable)

Median price \$676,000 *House ☒ *Unit ☐ Suburb or locality TORQUAY
Period - From 01/01/2017 to 18/05/2017 Source RP Data Pty Ltd - CORELOGIC

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 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
7 Shah Court, Torquay VIC 3228	\$1,040,000.00	26/06/2017
8 Lune Court, Torquay VIC 3228	\$990,000.00	10/4/2017
32 Nautical Rise, Torquay VIC 3228	\$1,002,500.00	18/04/2017

Property data source: REIV propertydata.com.au. Generated on 30 April 2017.