

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	33 Aquilla Avenue, Torquay Vic 3228
Including suburb or	
locality andpostcode	

Indicative selling price

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

Range between \$800,000	&	\$850,000
-------------------------	---	-----------

Median sale price

Median price	\$732,000	Hou	use X	Unit		Suburb or locality	Torquay
Period - From	01/04/2017	to	30/06/2017		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.

Add	dress of comparable property	Price	Date of sale
1	4 Elanora Ct TORQUAY 3228	\$875,000	28/08/2017
2	3 Neva Ct TORQUAY 3228	\$845,000	10/08/2017
3	71 Glaneuse Av TORQUAY 3228	\$775,000	06/07/2017

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.

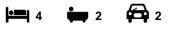




Generated: 09/09/2017 18:31

hockingstuart





Rooms: 10

Property Type: House

Land Size: 649.721 sqm approx

Agent Comments

Indicative Selling Price \$800,000 - \$850,000 Median House Price June quarter 2017: \$732,000

Comparable Properties



4 Elanora Ct TORQUAY 3228 (REI)

— 2

2

Price: \$875,000 **Method:** Private Sale **Date:** 28/08/2017

Rooms: 7

Property Type: House Land Size: 729 sqm approx

3 Neva Ct TORQUAY 3228 (REI)

-





Agent Comments

Price: \$845,000 Method: Private Sale Date: 10/08/2017

Rooms: -

Property Type: House **Land Size:** 737 sqm approx

71 Glaneuse Av TORQUAY 3228 (REI)

-3





Agent Comments

Agent Comments

Price: \$775,000 Method: Private Sale Date: 06/07/2017

Rooms: 8 Property Type: House (Res) Land Size: 685 sqm approx

Account - hockingstuart | P: 03 5261 8888 | F: 03 5261 8899





Generated: 09/09/2017 18:31