

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

33 Aquilla Avenue, Torquay Vic 3228

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

House

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.

	Address 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.



4 2 2

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)

Agent Comments

4 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

3 2 2

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)

Agent Comments

3 2 2

Price: \$775,000
Method: Private Sale
Date: 06/07/2017
Rooms: 8
Property Type: House (Res)
Land Size: 685 sqm approx