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Rooms:**Property Type:** House**Land Size:** 980**Agent Comments**

1/05/2017 SPACIOUS HOME ON LARGE 980m2 WITH 15 METRE POOL. Bright open plan living, meticulous attention to detail and seamless indoor/outdoor entertaining set the scene for relaxed resort living.

Indicative Selling Price

\$1,050,000 - \$1,155,000

Median House Price

March quarter 2017: \$720,000

Comparable Properties

**32 Nautical Rise TORQUAY 3228 (REI)****Agent Comments**

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Price: \$1,002,500**Method:** Private Sale**Date:** 18/04/2017**Rooms:** 9**Property Type:** House**Land Size:** 886 sqm**8 Lune Ct TORQUAY 3228 (REI)****Agent Comments**

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Price: \$990,000**Method:** Private Sale**Date:** 10/04/2017**Rooms:** 9**Property Type:** House**Land Size:** 974 sqm**35 Fischer St TORQUAY 3228 (REI)****Agent Comments**

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Price: \$1,200,000**Method:** Private Sale**Date:** 07/07/2016**Rooms:** 7**Property Type:** House**Land Size:**

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

87 St Georges Way, Torquay Vic 3228

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

Range between \$1,050,000

&

\$1,155,000

Median sale price

Median price \$720,000

House

X

Suburb Torquay

Period - From 01/01/2017

to

31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
32 Nautical Rise TORQUAY 3228	\$1,002,500	18/04/2017
8 Lune Ct TORQUAY 3228	\$990,000	10/04/2017
35 Fischer St TORQUAY 3228	\$1,200,000	07/07/2016