
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

3/209-211 The Esplanade, Torquay, VIC 3228
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Indicative selling price

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

Single price \$

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 or range between

\$729,000

 &

\$755,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$700,002

 *House

X

 *Unit

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 Suburb or locality

Torquay

Period - From

01/01/2017

 to

01/09/2017

 Source

RP DATA - 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
1 1346 Horseshoe Bend Road, Torquay	\$758,000	16/03/2017
2 17 Holyhead Drive, Torquay	\$730,000	23/06/2017
3 17A Miranda Close, Torquay	\$835,000	29/04/2017

Property data source: REIV propertydata.com.au. Generated on 8 September 2017.