

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	18 Cottage Crescent, Torquay Vic 3228
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Indicative selling price

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

Single price	\$449,000
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Median sale price*

Median price	\$410,000	Vacant land	X	Suburb or locality	Torquay
Period - From	01/02/2018	to	31/01/2019	Source	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 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	13 Fantail Av TORQUAY 3228	\$495,000	23/09/2018
2	24 Cottage Cr TORQUAY 3228	\$479,000	12/09/2018
3	34 Lowtide Dr TORQUAY 3228	\$425,000	09/01/2019

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.



Rooms:
Property Type: Land
Agent Comments

Indicative Selling Price
 \$449,000
Median Vacant Land Price *
 01/02/2018 - 31/01/2019: \$410,000
 * Agent calculated median

Comparable Properties



13 Fantail Av TORQUAY 3228 (REI/VG)

Agent Comments



Price: \$495,000
Method: Private Sale
Date: 23/09/2018
Rooms: -
Property Type: Land
Land Size: 587 sqm approx



24 Cottage Cr TORQUAY 3228 (VG)

Agent Comments



Price: \$479,000
Method: Sale
Date: 12/09/2018
Rooms: -
Property Type: House (Res)

34 Lowtide Dr TORQUAY 3228 (VG)

Agent Comments



Price: \$425,000
Method: Sale
Date: 09/01/2019
Rooms: -
Property Type: Land
Land Size: 493 sqm approx