

# STATEMENT OF INFORMATION

12 DYA AVENUE, TORQUAY, VIC

PREPARED BY LEN LENGYEL, FRUIT PROPERTY GEELONG



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**12 DYA AVENUE, TORQUAY, VIC**

 4  2  2

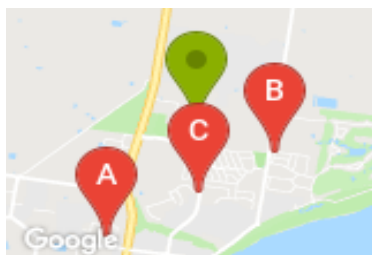
**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: 675,000 to 695,000**

Provided by: Len Lengyel, Fruit Property Geelong

## MEDIAN SALE PRICE



**TORQUAY, VIC, 3228**

**Suburb Median Sale Price (House)**

**\$775,000**

01 July 2017 to 30 June 2018

Provided by: 

## COMPARABLE PROPERTIES

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.



**4 BROOKER PL, TORQUAY, VIC 3228**

 3  2  2

**Sale Price**

**\$715,000**

Sale Date: 14/05/2018

Distance from Property: 2km



**33 SEAHAZE DR, TORQUAY, VIC 3228**

 4  2  2

**Sale Price**

**\$712,000**

Sale Date: 07/05/2018

Distance from Property: 1.1km



**145 FISCHER ST, TORQUAY, VIC 3228**

 3  2  2

**Sale Price**

**\$695,000**

Sale Date: 12/06/2018

Distance from Property: 1km



This report has been compiled on 23/07/2018 by Fruit Property Geelong. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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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

12 DYA AVENUE, TORQUAY, VIC

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

675,000 to 695,000

Median sale price

Median price

\$775,000

House

X

Unit


Suburb

TORQUAY

Period

01 July 2017 to 30 June 2018

Source



Comparable property sales

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
4 BROOKER PL, TORQUAY, VIC 3228	\$715,000	14/05/2018
33 SEAHAZE DR, TORQUAY, VIC 3228	\$712,000	07/05/2018
145 FISCHER ST, TORQUAY, VIC 3228	\$695,000	12/06/2018