

Lynne Hayden 03 5261 5155 0415 966 471 lhayden@linksproperty.com.au

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	28 Great Ocean Road, Torquay Vic 3228
Including suburb or	
locality andpostcode	

Indicative selling price

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

Range between	\$750,000	&	\$825,000
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Median sale price

Median price	\$797,500	Hou	ıse X	Unit		Suburb or locality	Torquay
Period - From	01/07/2017	to	30/09/2017		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.

Ad	dress of comparable property	Price	Date of sale
1	41 Manna Gum Dr TORQUAY 3228	\$839,000	23/10/2017
2	5 Links Dr TORQUAY 3228	\$800,000	10/07/2017
3	17 Sarabande Cr TORQUAY 3228	\$780,000	27/10/2017

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.





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Rooms:

Property Type: House (Previously

Occupied - Detached) Land Size: 404 sqm approx

Agent Comments

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Indicative Selling Price \$750,000 - \$825,000 **Median House Price** September quarter 2017: \$797,500

Comparable Properties



41 Manna Gum Dr TORQUAY 3228 (REI)



Price: \$839,000 Method: Private Sale Date: 23/10/2017

Rooms: -

Property Type: House Land Size: 709 sqm approx **Agent Comments**



5 Links Dr TORQUAY 3228 (REI/VG)





Price: \$800.000 Method: Private Sale Date: 10/07/2017

Rooms: -

Property Type: House Land Size: 586 sqm approx Agent Comments



17 Sarabande Cr TORQUAY 3228 (REI)





Price: \$780,000 Method: Sold Before Auction

Date: 27/10/2017

Rooms: -

Property Type: House (Res) Land Size: 672 sqm approx

Agent Comments

Account - Torquay Links Property | P: 03 5261 5155





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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