

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 59b Anderson Street, Torquay Vic 3228

Indicative selling price

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

Range between \$750,000

&

\$795,000

Median sale price

Median price \$660,250

House

Unit

X

Suburb

Torquay

Period - From 01/10/2017

to

31/12/2017

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	45a Central Av TORQUAY 3228	\$890,000	22/10/2017
2	23 Riverside Dr TORQUAY 3228	\$732,000	14/10/2017
3	2/32 Anderson St TORQUAY 3228	\$730,000	05/08/2017

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$750,000 - \$795,000
Median Unit Price
December quarter 2017: \$660,250

Comparable Properties



45a Central Av TORQUAY 3228 (REI/VG)

Agent Comments



Price: \$890,000
Method: Private Sale
Date: 22/10/2017
Rooms: -
Property Type: Townhouse (Single)
Land Size: 305 sqm approx



23 Riverside Dr TORQUAY 3228 (REI/VG)

Agent Comments



Price: \$732,000
Method: Auction Sale
Date: 14/10/2017
Rooms: -
Property Type: House (Res)
Land Size: 597 sqm approx



2/32 Anderson St TORQUAY 3228 (VG)

Agent Comments



Price: \$730,000
Method: Sale
Date: 05/08/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)