

## 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

2/1C Boscarne Av, Torquay Vic 3228

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

Single price \$620,000

**Median sale price**

Median price \$531,750 House  Unit ☒ Suburb or locality Torquay

Period - From 01/07/2016 to 30/06/2017 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.

	Address of comparable property	Price	Date of sale
1	16 Point CI TORQUAY 3228	\$649,000	22/04/2017
2	6 Swallowtail Dr TORQUAY 3228	\$637,000	10/12/2016
3	186 Fischer St TORQUAY 3228	\$620,000	22/02/2017

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:** Townhouse  
(Single)

**Land Size:** 414 sqm approx

**Agent Comments**

29/08/2017 Stylish and spacious family living. Utilising the north aspect, the open plan living/dining/kitchen with polished wooden floors takes full advantage of the distant views.

**Indicative Selling Price**

\$620,000

**Median Unit Price**

Year ending June 2017: \$531,750

## Comparable Properties

**16 Point Cl TORQUAY 3228 (REI)**

Agent Comments

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**Price:** \$649,000**Method:** Private Sale**Date:** 22/04/2017**Rooms:** 8**Property Type:** House**Land Size:** 425 sqm approx**6 Swallowtail Dr TORQUAY 3228 (REI)**

Agent Comments

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**Price:** \$637,000**Method:** Private Sale**Date:** 10/12/2016**Rooms:** 8**Property Type:** House**Land Size:** 594 sqm approx**186 Fischer St TORQUAY 3228 (REI)**

Agent Comments

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**Price:** \$620,000**Method:** Private Sale**Date:** 22/02/2017**Rooms:** 7**Property Type:** House**Land Size:** 557 sqm approx