

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

41 Manna Gum Drive, Torquay Vic 3228

Indicative selling price

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

Single price \$839,000

Median sale price

Median price \$732,000

House

X

Unit

Suburb or locality

Torquay

Period - From

01/04/2017

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	6 Gilmore Dr TORQUAY 3228	\$842,000	23/05/2017
2	71 Ocean View Cr TORQUAY 3228	\$825,000	06/10/2016
3	22 Attunga Dr TORQUAY 3228	\$813,000	15/05/2017

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.~~



 3  2  2

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 710 sqm approx

Agent Comments

Indicative Selling Price

\$839,000

Median House Price

June quarter 2017: \$732,000

Comparable Properties

6 Gilmore Dr TORQUAY 3228 (VG)

Agent Comments

 3  -  -

Price: \$842,000

Method: Sale

Date: 23/05/2017

Rooms: -

Property Type: House (Res)

Land Size: 548 sqm approx



71 Ocean View Cr TORQUAY 3228 (REI/VG)

Agent Comments

 4  2  2

Price: \$825,000

Method: Private Sale

Date: 06/10/2016

Rooms: 11

Property Type: House

Land Size: 650 sqm approx



22 Attunga Dr TORQUAY 3228 (REI/VG)

Agent Comments

 4  2  2

Price: \$813,000

Method: Private Sale

Date: 15/05/2017

Rooms: -

Property Type: House

Land Size: 475 sqm approx