

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

236-238 100 The Esplanade, Torquay Vic 3228

Indicative selling price

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

Single price \$480,000

Median sale price

Median price \$556,000

House

Unit

X

Suburb Torquay

Period - From 01/04/2017

to

31/03/2018

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	319/100 The Esplanade TORQUAY 3228	\$562,000	21/03/2018
2	112&114/100 The Esplanade TORQUAY 3228	\$460,000	19/06/2017
3	138&140/100 The Esplanade TORQUAY 3228	\$453,000	05/06/2017

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:** Dual Key
Apartments

Agent Comments

Indicative Selling Price

\$480,000

Median Unit Price

Year ending March 2018: \$556,000

Comparable Properties

**319/100 The Esplanade TORQUAY 3228**
(REI/VG)

Agent Comments

**Price:** \$562,000**Method:** Private Sale**Date:** 21/03/2018**Rooms:** -**Property Type:** Apartment**112&114/100 The Esplanade TORQUAY 3228**
(REI)

Agent Comments

**Price:** \$460,000**Method:** Private Sale**Date:** 19/06/2017**Rooms:** -**Property Type:** Apartment**138&140/100 The Esplanade TORQUAY 3228**
(REI)

Agent Comments

**Price:** \$453,000**Method:** Private Sale**Date:** 05/06/2017**Rooms:** -**Property Type:** Apartment