

STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 2 Whistler Close, Torquay VIC 3228

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$ or range between \$575,000 & \$605,000

Median sale price

(*Delete house or unit as applicable)

Median price \$690,000 *House ☒ *Unit ☐ Suburb TORQUAY
Period - From 01/01/2017 to 01/03/2017 Source RP Data – CORELOGIC PTY LTD

Comparable property sales

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
29 Inshore Drive, Torquay	\$585,000	10/04/2017
69 Briody Drive, Torquay	\$630,000	23/05/2017
76 Merrijig Drive, Torquay	\$600,000	08/02/2017

Property data source: Corelogic.com.au. Generated on 29/06/2017.