

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 Neva Court, 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 \$740,000.00 & \$765,000.00

Median sale price

(*Delete house or unit as applicable)

Median price \$797,500 *House ☒ *Unit ☐ Suburb or locality Torquay
Period - From 01/07/2017 to 30/09/2017 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 18 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 13 Glaneuse Avenue, Torquay	\$775,000	19/09/2017
2 8 Baden Court, Torquay	\$751,000	30/10/2017
3 71 Glaneuse Avenue, Torquay	\$775,000	02/07/2017

Property data source: REIV propertydata.com.au. Generated on 8 December 2017.