



# GreatOceanRoad

## REALESTATE TORQUAY

### Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb or  
locality and postcode

1/20 Eton Road, Torquay, Vic, 3228

Prepared on : 20<sup>th</sup> May 2017

Prepared by : GF Bennett

#### Indicative selling price

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

Single price \$----- or range between \$ 660,000 & \$ 690,000

#### Median sale price

Median price \$ 516,500

\*House -----

\*unit X

Suburb  
or locality Torquay, Vic, 3228

Period - From Jan 2017 to Feb 2017

Source Core Logic

#### Comparable property sales

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 : 3/63 Beach Road Torquay	\$ 610,000	16.6.16
2 : 3A Elm Grove Torquay	\$ 725,000	14.12.16
3 : 1/21 Pomora Avenue Torquay	\$ 675,000	17.3.17