

## 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

28 Pomora Avenue, Torquay Vic 3228

**Indicative selling price**

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

Single price \$669,000

**Median sale price**

Median price \$797,500 House X 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 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	17 Holyhead Dr TORQUAY 3228	\$730,000	23/06/2017
2	3a Elm Grove Ct TORQUAY 3228	\$725,000	14/12/2016
3	154 Fischer St TORQUAY 3228	\$620,000	06/05/2017

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:** Townhouse

**Land Size:** 350 sqm approx

Agent Comments

**Indicative Selling Price**

\$669,000

**Median House Price**

September quarter 2017: \$797,500

## Comparable Properties



**17 Holyhead Dr TORQUAY 3228 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$730,000

**Method:** Private Sale

**Date:** 23/06/2017

**Rooms:** 6

**Property Type:** Townhouse (Single)

**Land Size:** 366 sqm approx



**3a Elm Grove Ct TORQUAY 3228 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$725,000

**Method:** Private Sale

**Date:** 14/12/2016

**Rooms:** -

**Property Type:** House

**Land Size:** 301 sqm approx



**154 Fischer St TORQUAY 3228 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$620,000

**Method:** Private Sale

**Date:** 06/05/2017

**Rooms:** -

**Property Type:** House

**Land Size:** 367 sqm approx