

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

85 South Beach Road, Torquay Vic 3228

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

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	67 Aquarius Av TORQUAY 3228	\$1,475,000	28/12/2016
2	95 South Beach Rd TORQUAY 3228	\$1,280,000	08/04/2016
3	50 Sagittarius St TORQUAY 3228	\$1,230,000	01/09/2017

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.~~



5 2 2

Rooms:

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 20214 sqm approx

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

September quarter 2017: \$797,500

Comparable Properties



67 Aquarius Av TORQUAY 3228 (REI/VG)

Agent Comments

4 2 2

Price: \$1,475,000

Method: Private Sale

Date: 28/12/2016

Rooms: 7

Property Type: House

Land Size: 8781 sqm approx



95 South Beach Rd TORQUAY 3228 (REI/VG)

Agent Comments

4 2 2

Price: \$1,280,000

Method: Private Sale

Date: 08/04/2016

Rooms: 9

Property Type: Land

Land Size: 20235 sqm approx



50 Sagittarius St TORQUAY 3228 (REI)

Agent Comments

6 3 2

Price: \$1,230,000

Method: Private Sale

Date: 01/09/2017

Rooms: -

Property Type: Rural Residential

Land Size: 7001 sqm approx