

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 | 85 South Beach Road, Torquay Vic 3228 |
|----------------------|---------------------------------------|
| Including suburb or | |
| locality andpostcode | |
| | |
| | |

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 | Hou | ise 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.

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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)





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)







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)







Price: \$1,230,000 Method: Private Sale Date: 01/09/2017

Rooms: -

Property Type: Rural Residential Land Size: 7001 sqm approx

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Agent Comments

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