

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

1 Aerial Avenue, Torquay Vic 3228

Indicative selling price

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

Single price \$995,000

Median sale price

Median price \$745,750

House

X

Unit

Suburb or locality

Torquay

Period - From 01/10/2017

to

31/12/2017

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	1 Sands Tce TORQUAY 3228	\$1,150,000	19/03/2018
2	9 Quay Blvd TORQUAY 3228	\$990,000	31/01/2018
3	16 Aerial Av TORQUAY 3228	\$873,000	02/10/2016

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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Indicative Selling Price
\$995,000

Median House Price
December quarter 2017: \$745,750



Rooms:
Property Type: House (Res)
Land Size: 590 sqm approx
Agent Comments

Comparable Properties



1 Sands Tce TORQUAY 3228 (REI)

Agent Comments



Price: \$1,150,000
Method: Private Sale
Date: 19/03/2018
Rooms: -
Property Type: House
Land Size: 602 sqm approx



9 Quay Blvd TORQUAY 3228 (REI)

Agent Comments



Price: \$990,000
Method: Private Sale
Date: 31/01/2018
Rooms: -
Property Type: House
Land Size: 680 sqm approx



16 Aerial Av TORQUAY 3228 (VG)

Agent Comments



Price: \$873,000
Method: Sale
Date: 02/10/2016
Rooms: -
Property Type: House (Res)
Land Size: 648 sqm approx