

## 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

3A Nestor Court, Torquay Vic 3228

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

Single price \$495,000

**Median sale price**

Median price \$732,000 House X Unit Suburb or locality Torquay

Period - From 01/04/2017 to 30/06/2017 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	147 Fischer St TORQUAY 3228	\$485,000	04/08/2016
2	24 Boscarne Av TORQUAY 3228	\$470,000	08/08/2016
3	2/18-20 Loch Ard Dr TORQUAY 3228	\$450,000	01/03/2017

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:** Townhouse  
(Single)

**Land Size:** 211 sqm approx

**Agent Comments**

Rear Villa on separate title

**Indicative Selling Price**

\$495,000

**Median House Price**

June quarter 2017: \$732,000

Retreat into the quiet of your Torquay Haven, a modern and simple coastal design, located within a minute's drive of the beach. With OP Kitchen / Living opening onto a private patio, the northern aspect allows you to maximise your usage of this alfresco area. The Living's high awning windows provide you with key natural light and passive energy, and a split system is fitted for all other times. The Kitchen boasts stainless steel appliances, electric cook top and stove, dishwasher, ample cabinetry and hardy, polished concrete floors.

## Comparable Properties

**147 Fischer St TORQUAY 3228 (VG)**

**Agent Comments**

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**Price:** \$485,000

**Method:** Sale

**Date:** 04/08/2016

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 379 sqm approx

**24 Boscarne Av TORQUAY 3228 (VG)**

**Agent Comments**

3   
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**Price:** \$470,000

**Method:** Sale

**Date:** 08/08/2016

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 335 sqm approx

**2/18-20 Loch Ard Dr TORQUAY 3228 (REI/VG)**

**Agent Comments**

2   
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**Price:** \$450,000

**Method:** Sold Before Auction

**Date:** 01/03/2017

**Rooms:** 4

**Property Type:** Unit

**Land Size:** 250 sqm approx