

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

45 St Georges Way, Torquay Vic 3228

Indicative selling price

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

Range between \$945,000

&

\$975,000

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	87 St Georges Way TORQUAY 3228	\$1,050,000	20/07/2017
2	72 St Georges Way TORQUAY 3228	\$967,500	04/05/2017
3	74 St Georges Way TORQUAY 3228	\$939,000	23/12/2017

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.



4 2 2

Rooms:

Property Type: House (Res)

Land Size: 765 sqm approx

Agent Comments

Indicative Selling Price

\$945,000 - \$975,000

Median House Price

December quarter 2017: \$745,750

Comparable Properties



87 St Georges Way TORQUAY 3228 (REI/VG)

Agent Comments

4 2 2

Price: \$1,050,000

Method: Private Sale

Date: 20/07/2017

Rooms: 12

Property Type: House (Res)

Land Size: 980 sqm approx



72 St Georges Way TORQUAY 3228 (REI/VG)

Agent Comments

4 2 2

Price: \$967,500

Method: Private Sale

Date: 04/05/2017

Rooms: 9

Property Type: House

Land Size: 825 sqm approx



74 St Georges Way TORQUAY 3228 (REI)

Agent Comments

3 2 2

Price: \$939,000

Method: Private Sale

Date: 23/12/2017

Rooms: -

Property Type: House

Land Size: 822 sqm approx