# 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 and postcode

4 Nestor Court Torquay VIC 3228

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price	or range between	\$750,000	&	\$770,000
Median sale price				
(*Delete house or unit as applicable)				

Median Price	\$807,750	Property type		House		Suburb	Torquay
Period-from	01 Nov 2018	to	31 Oct 20	919 S	Source		Corelogic

### 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 18 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	
16 Casino Court Torquay VIC 3228	\$800,000	09-Jan-19	
18 Holyhead Drive Torquay VIC 3228	\$810,500	21-Feb-19	
91 Fischer Street Torquay VIC 3228	\$755,000	03-Dec-18	

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 18 months.

This Statement of Information was prepared on: 11 November 2019

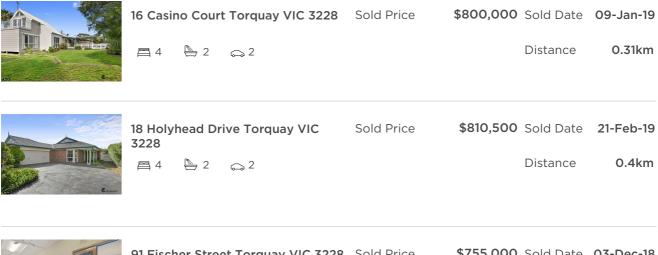


consumer.vic.gov.au



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	91 Fisch	her Stree	et Torquay \	VIC 3228	Sold Price	\$755,000	Sold Date	03-Dec-18
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#### RS = Recent sale UN = Undisclosed Sale

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