

STATEMENT OF INFORMATION

1/5 BADEN COURT, TORQUAY, VIC 3228

PREPARED BY MARTY MAHER LICENSED ESTATE AGENT 066757L



greatoceanproperties

we sell great ocean properties

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1/5 BADEN COURT, TORQUAY, VIC 3228

3 2 2

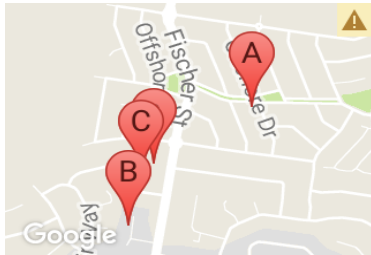
Indicative Selling Price

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

Price Range: \$755,000 to \$785,000

Provided by: Marty Maher Licensed Estate Agent 066757L, Great Ocean Properties Aireys

MEDIAN SALE PRICE



TORQUAY, VIC, 3228

Suburb Median Sale Price (House)

\$710,000

01 October 2016 to 30 September 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



23 NAUTICAL RISE, TORQUAY, VIC 3228

3 2 2

Sale Price

\$847,200

Sale Date: 05/07/2017

Distance from Property: 375m



11 CASINO CRT, TORQUAY, VIC 3228

3 2 2

Sale Price

\$751,000

Sale Date: 09/05/2017

Distance from Property: 235m



8 BADEN CRT, TORQUAY, VIC 3228

4 2 2

Sale Price

***\$751,000**

Sale Date: 30/10/2017

Distance from Property: 59m



This report has been compiled on 20/12/2017 by Great Ocean Properties Aireys Inlet. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/5 BADEN COURT, TORQUAY, VIC 3228

Indicative selling price

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

Price Range:

\$755,000 to \$785,000

Median sale price

Median price

\$710,000

House

X

Unit


Suburb

TORQUAY

Period

01 October 2016 to 30 September 2017

Source



Comparable property sales

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
23 NAUTICAL RISE, TORQUAY, VIC 3228	\$847,200	05/07/2017
11 CASINO CRT, TORQUAY, VIC 3228	\$751,000	09/05/2017
8 BADEN CRT, TORQUAY, VIC 3228	*\$751,000	30/10/2017