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Indicative Selling Price
\$745,000 - \$815,000
Median House Price
June quarter 2017: \$732,000



Rooms:
Property Type: House (Previously Occupied - Detached)
Agent Comments

Comparable Properties



22 Attunga Dr TORQUAY 3228 (REI/VG)

Agent Comments



Price: \$813,000
Method: Private Sale
Date: 15/05/2017
Rooms: -
Property Type: House
Land Size: 475 sqm approx



5 Links Dr TORQUAY 3228 (REI)

Agent Comments



Price: \$800,000
Method: Private Sale
Date: 10/07/2017
Rooms: -
Property Type: House
Land Size: 586 sqm approx



33 Inshore Dr TORQUAY 3228 (VG)

Agent Comments



Price: \$765,000
Method: Sale
Date: 06/12/2016
Rooms: -
Property Type: House (Res)
Land Size: 612 sqm approx

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

11 Inshore Drive, Torquay Vic 3228

Indicative selling price

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

Range between

\$745,000

&

\$815,000

Median sale price

Median price

\$732,000

House

X

Suburb or locality

Torquay

Period - From

01/04/2017

to

30/06/2017

Source

REIV

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 |
|--------------------------------|-----------|--------------|
| 22 Attunga Dr TORQUAY 3228 | \$813,000 | 15/05/2017 |
| 5 Links Dr TORQUAY 3228 | \$800,000 | 10/07/2017 |
| 33 Inshore Dr TORQUAY 3228 | \$765,000 | 06/12/2016 |