

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

6/84 The Esplanade, Torquay Vic 3228

Indicative selling price

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

Single price \$795,000

Median sale price

Median price \$775,000 House ☒ Unit ☐ Suburb or locality Torquay

Period - From 01/04/2017 to 31/03/2018 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		
2		
3		

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.~~



 2  -  1

Rooms: 2

Property Type: Townhouse

Land Size: 86 sqm approx

Agent Comments

1/06/2018 **BEACHFRONT PERFECTION** This quality renovated townhouse is just one of eight on the block and the location is absolute perfection. Capturing beautiful ocean views and directly across the road from Fisherman's Beach, the Torquay Sailing Club, and a very easy walk into the heart of town.

Indicative Selling Price

\$795,000

Median House Price

Year ending March 2018: \$775,000

Comparable Properties

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