

## 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

9 Reef Drive, Torquay Vic 3228

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$775,000

&

\$825,000

#### Median sale price

Median price \$797,500

House

X

Unit

Suburb or locality Torquay

Period - From 01/07/2017

to

30/09/2017

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	21 Conside Cr TORQUAY 3228	\$830,000	24/09/2017
2	14 Reef Dr TORQUAY 3228	\$820,000	20/01/2017
3	13 Loch Lomond Cr TORQUAY 3228	\$812,000	25/09/2017

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.

Lynne Hayden

03 5261 5155

0415 966 471

lhayden@linksproperty.com.au

**Indicative Selling Price**

\$775,000 - \$825,000

**Median House Price**

September quarter 2017: \$797,500



**Rooms:**

**Property Type:** Land

**Land Size:** 603 sqm approx

**Agent Comments**

## Comparable Properties



**21 Conside Cr TORQUAY 3228 (REI)**

**Agent Comments**



**Price:** \$830,000

**Method:** Private Sale

**Date:** 24/09/2017

**Rooms:** 6

**Property Type:** House

**Land Size:** 741 sqm approx



**14 Reef Dr TORQUAY 3228 (REI)**

**Agent Comments**



**Price:** \$820,000

**Method:** Private Sale

**Date:** 20/01/2017

**Rooms:** 7

**Property Type:** House

**Land Size:** 602 sqm approx



**13 Loch Lomond Cr TORQUAY 3228 (REI)**

**Agent Comments**



**Price:** \$812,000

**Method:** Private Sale

**Date:** 25/09/2017

**Rooms:** -

**Property Type:** House

**Land Size:** 761 sqm approx