

Lynne Hayden 03 5261 5155 0415 966 471 Ihayden@linksproperty.com.au

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 andpostcode		9 Reef Drive, Torquay Vic 3228										
Indicative selling price												
For the meaning of this price see consumer.vic.gov.au/underquoting												
Range between \$775,		000		&			\$825,000					
Median sale price												
Median price	3797,50	0	Hou	se	Х	Un	iŧ		Subi	urb or locality	Torquay	
Period - From)1/07/20)17	to	30/0	9/2017			Source	REI	V		

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.

Add	dress 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.



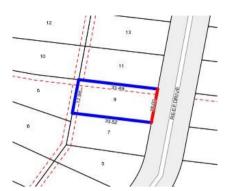


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Indicative Selling Price \$775,000 - \$825,000 **Median House Price** September quarter 2017: \$797,500





Agent Comments

Comparable Properties



21 Conside Cr TORQUAY 3228 (REI)





Price: \$830,000 Method: Private Sale Date: 24/09/2017 Rooms: 6

Property Type: House Land Size: 741 sqm approx **Agent Comments**



14 Reef Dr TORQUAY 3228 (REI)





Price: \$820.000 Method: Private Sale Date: 20/01/2017 Rooms: 7

Property Type: House Land Size: 602 sqm approx Agent Comments



13 Loch Lomond Cr TORQUAY 3228 (REI)





Price: \$812,000 Method: Private Sale Date: 25/09/2017 Rooms: -

Property Type: House Land Size: 761 sqm approx **Agent Comments**

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