

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

53 Links Drive, Torquay Vic 3228

Indicative selling price

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

Range between \$750,000

&

\$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	5 Links Dr TORQUAY 3228	\$800,000	10/07/2017
2	14 Links Dr TORQUAY 3228	\$755,888	30/06/2017
3	57 Links Dr TORQUAY 3228	\$750,000	26/08/2016

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

\$750,000 - \$825,000

Median House Price

September quarter 2017: \$797,500



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 590 sqm approx

Agent Comments

Comparable Properties



5 Links Dr TORQUAY 3228 (REI/VG)

Agent Comments



Price: \$800,000

Method: Private Sale

Date: 10/07/2017

Rooms: -

Property Type: House

Land Size: 586 sqm approx



14 Links Dr TORQUAY 3228 (REI/VG)

Agent Comments



Price: \$755,888

Method: Private Sale

Date: 30/06/2017

Rooms: -

Property Type: House

Land Size: 477 sqm approx



57 Links Dr TORQUAY 3228 (REI)

Agent Comments



Price: \$750,000

Method: Private Sale

Date: 26/08/2016

Rooms: 7

Property Type: House

Land Size: 544 sqm approx