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Rooms:**Property Type:** Land (Res)**Land Size:** 163 sqm**Agent Comments**

1/05/2017 SLEEK MODERN TOWNHOUSE IN CENTRAL LOCATION Clean lines, a modern sleek design and perfect positioning in the heart of Old Torquay, 22 Boston Road is an impeccable lifestyle opportunity for those looking for a central home or holiday home.

Indicative Selling Price

\$800,000

Median House Price

March quarter 2017: \$720,000

Comparable Properties

**4/44 Puebla St TORQUAY 3228 (REI)****Agent Comments**

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Price: \$825,000**Method:** Private Sale**Date:** 17/11/2016**Rooms:** 7**Property Type:** Townhouse (Single)**1/39 Zeally Bay Rd TORQUAY 3228 (REI)****Agent Comments**

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Price: \$800,000**Method:** Sold Before Auction**Date:** 07/12/2016**Rooms:** 6**Property Type:** Townhouse (Res)**302/100 The Esplanade TORQUAY 3228 (REI)****Agent Comments**

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Price: \$800,000**Method:** Auction Sale**Date:** 12/03/2016**Rooms:** 8**Property Type:** House (Res)

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

22 Boston Road, Torquay Vic 3228

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$800,000

Median sale price

Median price \$720,000

House X

Suburb or locality Torquay

Period - From 01/01/2017

to 31/03/2017

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
4/44 Puebla St TORQUAY 3228	\$825,000	17/11/2016
1/39 Zeally Bay Rd TORQUAY 3228	\$800,000	07/12/2016
302/100 The Esplanade TORQUAY 3228	\$800,000	12/03/2016