

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

21 Dumfries Court, Torquay Vic 3228

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

Single price \$659,000

Median sale price

Median price \$732,000

House

X

Unit

Suburb or locality

Torquay

Period - From 01/04/2017

to

30/06/2017

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	1/11 Darian Rd TORQUAY 3228	\$655,000	02/07/2017
2	2/18 Highlander St TORQUAY 3228	\$650,000	27/04/2016
3	1/20-22 Geelong Rd TORQUAY 3228	\$610,000	16/02/2017

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.~~



3 2 1

Rooms:
Property Type: Townhouse (Single)
Land Size: 374 sqm approx
Agent Comments

Indicative Selling Price
\$659,000
Median House Price
June quarter 2017: \$732,000

Comparable Properties



1/11 Darian Rd TORQUAY 3228 (REI/VG)

Agent Comments

3 2 2

Price: \$655,000
Method: Private Sale
Date: 02/07/2017
Rooms: 4
Property Type: Townhouse (Single)
Land Size: 255 sqm approx



2/18 Highlander St TORQUAY 3228 (VG)

Agent Comments

3 - -

Price: \$650,000
Method: Sale
Date: 27/04/2016
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



1/20-22 Geelong Rd TORQUAY 3228 (REI/VG)

Agent Comments

3 2 2

Price: \$610,000
Method: Private Sale
Date: 16/02/2017
Rooms: 6
Property Type: Townhouse (Single)