

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

12 Marine Drive, Torquay Vic 3228

Indicative selling price

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

Range between

\$895,000

&

\$950,000

Median sale price

Median price

\$745,750

House

X

Unit

Suburb or locality

Torquay

Period - From

01/10/2017

to

31/12/2017

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	9 Quay Blvd TORQUAY 3228	\$990,000	31/01/2018
2	16 Inshore Dr TORQUAY 3228	\$895,000	11/11/2017
3	4 Wave Cr TORQUAY 3228	\$845,000	12/03/2018

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$895,000 - \$950,000
Median House Price
December quarter 2017: \$745,750

Comparable Properties



9 Quay Blvd TORQUAY 3228 (REI)

Agent Comments



Price: \$990,000
Method: Private Sale
Date: 31/01/2018
Rooms: -
Property Type: House
Land Size: 680 sqm approx



16 Inshore Dr TORQUAY 3228 (REI/VG)

Agent Comments



Price: \$895,000
Method: Private Sale
Date: 11/11/2017
Rooms: -
Property Type: House
Land Size: 645 sqm approx



4 Wave Cr TORQUAY 3228 (REI)

Agent Comments



Price: \$845,000
Method: Private Sale
Date: 12/03/2018
Rooms: -
Property Type: House
Land Size: 647 sqm approx