

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 1119 Horseshoe Bend Road, Torquay Vic 3228
Including suburb or locality and postcode

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

Range between \$690,000 & \$720,000

Median sale price

Median price \$735,000 House X Unit Suburb or locality Torquay

Period - From 01/10/2016 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	26 Swallowtail Dr TORQUAY 3228	\$775,000	21/09/2017
2	12 Swallowtail Dr TORQUAY 3228	\$720,000	07/11/2017
3	6 Cosy Av TORQUAY 3228	\$700,000	25/05/2017

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.



Rooms:

Property Type: Land

Land Size: 490 sqm approx

Agent Comments

Comparable Properties



26 Swallowtail Dr TORQUAY 3228 (REI)

Agent Comments



Price: \$775,000

Method: Private Sale

Date: 21/09/2017

Rooms: -

Property Type: House

Land Size: 500 sqm approx



12 Swallowtail Dr TORQUAY 3228 (REI)

Agent Comments



Price: \$720,000

Method: Private Sale

Date: 07/11/2017

Rooms: -

Property Type: House

Land Size: 512 sqm approx



6 Cosy Av TORQUAY 3228 (REI/VG)

Agent Comments



Price: \$700,000

Method: Private Sale

Date: 25/05/2017

Rooms: -

Property Type: House

Land Size: 517 sqm approx