

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	14 Pimelea Way, Torquay Vic 3228
locality andpostcode	

Indicative selling price

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

Range between	\$620,000	&	\$650,000
		i l	

Median sale price

Median price	\$745,750	Hou	se 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.

Add	dress of comparable property	Price	Date of sale
1	33 Briody Dr TORQUAY 3228	\$636,000	13/02/2017
2	2/1c Boscarne Av TORQUAY 3228	\$620,000	03/11/2017
3	26 Pimelea Way TORQUAY 3228	\$610,000	28/08/2017

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.

Account - hockingstuart | P: 03 5261 8888 | F: 03 5261 8899





Generated: 05/04/2018 12:38

hockingstuart

December quarter 2017: \$745,750

Indicative Selling Price \$620,000 - \$650,000

Median House Price





Rooms:

Property Type: House (Res) Land Size: 381 sqm approx

05/04/2018 Modern home close to schools and Torquay's surf shops and cafes.

Agent Comments

Comparable Properties



33 Briody Dr TORQUAY 3228 (REI)

Price: \$636,000 Method: Private Sale Date: 13/02/2017

Rooms: 6

Property Type: House Land Size: 534 sqm approx

2/1c Boscarne Av TORQUAY 3228 (REI)

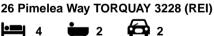


Price: \$620,000 Method: Private Sale Date: 03/11/2017

Rooms: 9

Property Type: House (Res) Land Size: 414 sqm approx

-4



Price: \$610,000 Method: Private Sale Date: 28/08/2017

Rooms: 7

Property Type: House Land Size: 381 sqm approx Agent Comments

Agent Comments

Agent Comments



Account - hockingstuart | P: 03 5261 8888 | F: 03 5261 8899





Generated: 05/04/2018 12:38