

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

14 Pimelea Way, Torquay Vic 3228

Indicative selling price

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

Range between \$620,000

&

\$650,000

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	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.



3 2 2

Rooms:

Property Type: House (Res)

Land Size: 381 sqm approx

Agent Comments

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

Indicative Selling Price

\$620,000 - \$650,000

Median House Price

December quarter 2017: \$745,750

Comparable Properties



33 Briody Dr TORQUAY 3228 (REI)

Agent Comments

3 2 2

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)

Agent Comments

4 2 2

Price: \$620,000

Method: Private Sale

Date: 03/11/2017

Rooms: 9

Property Type: House (Res)

Land Size: 414 sqm approx



26 Pimelea Way TORQUAY 3228 (REI)

Agent Comments

4 2 2

Price: \$610,000

Method: Private Sale

Date: 28/08/2017

Rooms: 7

Property Type: House

Land Size: 381 sqm approx