



GreatOceanRoad

REALESTATE TORQUAY

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

31 Aurora Cres, Torquay, Vic, 3228

Prepared on : 24.9.17

Prepared by : GF Bennett

Indicative selling price

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

Single price \$ ----- or range between \$ 740,000 & \$ 790,000

Median sale price

Median price \$ 732,500

*House Yes

*unit -----

Suburb
or locality Torquay Vic 3228

Period - From Aug 2017

to Sep 2017

Source Core Logic – RP Data

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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 – 12 Alleyne Avenue Torquay	\$ 775,000	Sep 2107
2 – 27 Aurora Avenue Torquay	\$ 920,000	Aug 2017
3 – 6 Regal Road Jan Juc	\$ 850,000	Feb 2017