

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

39 Pintail Drive, Torquay Vic 3228

Indicative selling price

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

Single price \$385,000

Median sale price*

Median price House Unit Suburb or locality Torquay

Period - From to Source

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 lot 430 Pintail Dr TORQUAY 3228	\$380,000	21/08/2018
2 25 Pintail Dr TORQUAY 3228	\$362,000	09/03/2018
3 lot 457 Pintail Dr TORQUAY 3228	\$362,000	09/03/2018

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.

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



Rooms:
Property Type: Land
Land Size: 456 sqm approx
 Agent Comments

Indicative Selling Price
 \$385,000
 No median price available

Comparable Properties



lot 430 Pintail Dr TORQUAY 3228 (REI)

Agent Comments



Price: \$380,000
Method: Private Sale
Date: 21/08/2018
Rooms: -
Property Type: Land
Land Size: 456 sqm approx

25 Pintail Dr TORQUAY 3228 (VG)

Agent Comments



Price: \$362,000
Method: Sale
Date: 09/03/2018
Rooms: -
Property Type: Land
Land Size: 457 sqm approx

lot 457 Pintail Dr TORQUAY 3228 (REI)

Agent Comments



Price: \$362,000
Method: Auction Sale
Date: 09/03/2018
Rooms: -
Property Type: Land (Res)
Land Size: 456 sqm approx