

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

20 Sands Boulevard, Torquay Vic 3228

Indicative selling price

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

Single price \$795,000

Median sale price

Median price \$732,000 House X Unit Suburb or locality Torquay

Period - From 01/04/2017 to 30/06/2017 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	32 Sands Blvd TORQUAY 3228	\$845,000	24/06/2017
2	50 Sands Blvd TORQUAY 3228	\$798,000	30/01/2017
3	14 Links Dr TORQUAY 3228	\$755,888	30/06/2017

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.~~



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Rooms:
Property Type:
Land Size: 502 sqm approx
Agent Comments

Indicative Selling Price
\$795,000
Median House Price
June quarter 2017: \$732,000

Comparable Properties



32 Sands Blvd TORQUAY 3228 (REI/VG)

Agent Comments

4 2 2

Price: \$845,000
Method: Private Sale
Date: 24/06/2017
Rooms: 6
Property Type: House
Land Size: 600 sqm approx



50 Sands Blvd TORQUAY 3228 (REI/VG)

Agent Comments

4 2 2

Price: \$798,000
Method: Private Sale
Date: 30/01/2017
Rooms: 8
Property Type: House
Land Size: 930 sqm approx



14 Links Dr TORQUAY 3228 (REI)

Agent Comments

3 2 2

Price: \$755,888
Method: Private Sale
Date: 30/06/2017
Rooms: -
Property Type: House
Land Size: 477 sqm approx