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 and postcode

32 Highlander Street Torquay VIC 3228

Indicative selling price

Mediar

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	or range between	\$1,150,000	&	\$1,200,000
n sale price				

(*Delete house or unit as applicable)

Median Price	\$815,000	Prop	erty type	House		Suburb	Torquay
Period-from	01 Sep 2018	to	31 Aug 2	2019	Source		Corelogic

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 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	
5 Empire Court Torquay VIC 3228	\$1,180,000	09-Apr-18	
6 Elm Grove Court Torquay VIC 3228	\$1,250,000	11-Feb-19	
3 Pyke Crescent Torquay VIC 3228	\$1,090,000	26-Mar-19	

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 18 months.

This Statement of Information was prepared on: 14 September 2019

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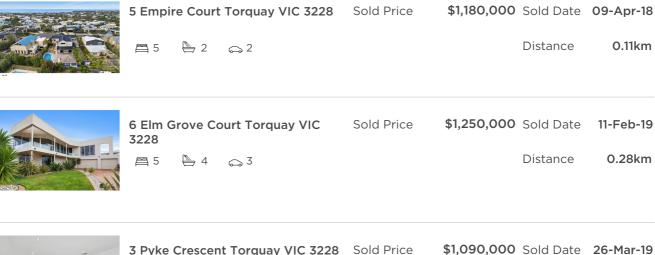
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	Эгуке	Clescell		Solu Price	\$1,050,000	Joid Date	20-1-101-15
1	่ 酉 5	3	ç⇒ 2			Distance	1.51km

RS = Recent sale UN = Undisclosed Sale

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