



GreatOceanRoad

REALESTATE

Statement of Information prepared on: 3/02/2018

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

52 Shorebreak Street Torquay VIC 3228

Indicative selling price

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

Single Price

\$970,000

&

Median sale price

Median price

\$730,000

*House

X

*Unit

Suburb
or locality

Torquay

Period - From

22/1/2017

to

22/1/2018

Source

Realestate.com.au

Comparable property sales (*Delete A or B below as applicable)

Address of comparable property	Price	Date of sale
16 Rincon Crescent Torquay	\$910,000	27/11/2017
1 Wave Crescent Torquay	\$990,000	19/9/2017
32 Nautical Rise Torquay	\$1,002,500	5/5/2017