

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

76 Rippleside Drive, Torquay Vic 3228

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$550,000

Median sale price

Median price \$810,000 House ☒ Unit ☐ Suburb or locality Torquay

Period - From 01/10/2018 to 31/12/2018 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	68 Rippleside Dr TORQUAY 3228	\$550,000	10/04/2018
2	74 Rippleside Dr TORQUAY 3228	\$540,000	18/09/2018
3	13 Fantail Av TORQUAY 3228	\$495,000	23/09/2018

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.



Rooms:

Property Type:

Agent Comments

Comparable Properties



68 Rippleside Dr TORQUAY 3228 (VG)

Agent Comments



Price: \$550,000

Method: Sale

Date: 10/04/2018

Rooms: -

Property Type: House (Res)

Land Size: 732 sqm approx

74 Rippleside Dr TORQUAY 3228 (VG)

Agent Comments



Price: \$540,000

Method: Sale

Date: 18/09/2018

Rooms: -

Property Type: House (Res)

Land Size: 619 sqm approx



13 Fantail Av TORQUAY 3228 (REI/VG)

Agent Comments



Price: \$495,000

Method: Private Sale

Date: 23/09/2018

Rooms: -

Property Type: Land

Land Size: 587 sqm approx