

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

319/100 The Esplanade, Torquay Vic 3228

Indicative selling price

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

Range between \$550,000 & \$570,000

Median sale price

Median price \$540,000 House Unit X Suburb or locality Torquay

Period - From 01/10/2016 to 30/09/2017 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	205/3 Payne St TORQUAY 3228	\$550,000	08/04/2017
2	1343 Horseshoe Bend Rd TORQUAY 3228	\$540,000	18/01/2017
3	3/24 Miranda CI TORQUAY 3228	\$523,500	21/04/2017

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:** Apartment**Land Size:** 93 sqm approx**Agent Comments**

16.10.2018 An incredible opportunity awaits the astute purchaser to secure this deluxe two bedroom apartment in the popular Wyndham Resort. This exceptional apartment offers unrivalled quality with leafy green outlook over the Deep Creek reserve.

Indicative Selling Price

\$550,000 - \$570,000

Median Unit Price

Year ending September 2017: \$540,000

Comparable Properties

**205/3 Payne St TORQUAY 3228 (REI)****Agent Comments**

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 1

Price: \$550,000**Method:** Private Sale**Date:** 08/04/2017**Rooms:** -**Property Type:** Apartment**1343 Horseshoe Bend Rd TORQUAY 3228 (REI)****Agent Comments**

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 1

Price: \$540,000**Method:** Auction Sale**Date:** 18/01/2017**Rooms:** 6**Property Type:** Unit**3/24 Miranda CI TORQUAY 3228 (REI)****Agent Comments**

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Price: \$523,500**Method:** Private Sale**Date:** 21/04/2017**Rooms:** 4**Property Type:** Unit