

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

4 Aerial Avenue, Torquay Vic 3228

Indicative selling price

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

Range between \$775,000

&

\$825,000

Median sale price

Median price \$745,750

House

X

Unit

Suburb or locality Torquay

Period - From 01/10/2017

to

31/12/2017

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	16 Aerial Av TORQUAY 3228	\$895,000	14/10/2016
2	10 Wax Av TORQUAY 3228	\$830,000	07/02/2018
3	3 Cosy Av TORQUAY 3228	\$805,000	04/12/2017

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.

4 Aerial Avenue, Torquay Vic 3228



Lynne Hayden

03 5261 5155

0415 966 471

lhayden@linksproperty.com.au

Indicative Selling Price

\$775,000 - \$825,000

Median House Price

December quarter 2017: \$745,750



4 2 2

Rooms:

Property Type: House

Land Size: 0 sqm approx

Agent Comments

Comparable Properties



16 Aerial Av TORQUAY 3228 (REI)

Agent Comments

4 3 2

Price: \$895,000

Method: Private Sale

Date: 14/10/2016

Rooms: 10

Property Type: House

Land Size: 647 sqm approx



10 Wax Av TORQUAY 3228 (REI)

Agent Comments

4 2 2

Price: \$830,000

Method: Private Sale

Date: 07/02/2018

Rooms: 8

Property Type: House

Land Size: 544 sqm approx



3 Cosy Av TORQUAY 3228 (REI/VG)

Agent Comments

4 2 2

Price: \$805,000

Method: Private Sale

Date: 04/12/2017

Rooms: 7

Property Type: House

Land Size: 462 sqm approx