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Statement of Information

Single residential property located outside the Melbourne metropolitan area

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Section 47AF of the Estate Agents Act 1980

Property offered for s	sale .					
Address Including suburb or locality andpostcode	4 Aerial Avenue, Torquay Vic 3228					
Indicative selling price						

Median sale price

Range between \$775,000

Median price	\$745,750	Hou	ıse	х	Unit		Suburb or locality	Torquay
Period - From	01/10/2017	to	31/	/12/2017		Source	REIV	

\$825,000

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

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

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.

Add	dress 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.









Indicative Selling Price \$775,000 - \$825,000 **Median House Price** December quarter 2017: \$745,750





Property Type: House Land Size: 0 sqm approx **Agent Comments**

Comparable Properties



16 Aerial Av TORQUAY 3228 (REI)





Price: \$895,000 Method: Private Sale Date: 14/10/2016 Rooms: 10

Property Type: House Land Size: 647 sqm approx **Agent Comments**



10 Wax Av TORQUAY 3228 (REI)

Price: \$830.000

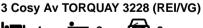




Agent Comments

Method: Private Sale Date: 07/02/2018 Rooms: 8 Property Type: House

Land Size: 544 sqm approx





Agent Comments

Price: \$805,000 Method: Private Sale Date: 04/12/2017 Rooms: 7

Property Type: House Land Size: 462 sqm approx

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