

RT Edgar

STATEMENT OF INFORMATION

16 August 2018

Property offered for sale

18 Swallowtail Drive, Torquay 3228

Indicative selling price

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

Range
between \$839,000 & \$899,000

Median sale price

(Place 'x' in house or unit as applicable – delete this sentence)

Median price	\$780,500	House	x	Unit	Suburb or locality	Torquay
Period - From	Jan 2018	to	June 2018	Source	Price Finder	

Comparable property sales

A. These are the three properties sold within five kilometres of the property for sale in the last eighteen months that RT Edgar Bellarine estate agent and Andy Ingham consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 38 Swallowtail Drive, Torquay	\$868,000	18/07/2018
2 13 Swallowtail Drive, Torquay	\$817,500	29/03/2018
3 28 Seamist Way, Torquay	\$888,000	28/05/2018