greatoceanproperties
we sell great ocean properties

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2H RIVERSIDE DRIVE, TORQUAY, VIC 3228

2 | 2 | 1

Indicative Selling Price

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

Price Range: **$619,000 to $649,000**

Provided by: Jess Nowson, Great Ocean Properties Anglesea

MEDIAN SALE PRICE



TORQUAY, VIC, 3228

Suburb Median Sale Price (House)

$721,000

01 January 2017 to 31 December 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



3/79 THE ESP, TORQUAY, VIC 3228

2 | - | -

Sale Price

$680,000

Sale Date: 10/10/2017

Distance from Property: 314m

A



4/28 DARIAN RD, TORQUAY, VIC 3228

3 | 1 | 1

Sale Price

$673,000

Sale Date: 23/10/2017

Distance from Property: 236m

B



1/11 DARIAN RD, TORQUAY, VIC 3228

3 | 2 | 2

Sale Price

$655,000

Sale Date: 03/07/2017

Distance from Property: 101m

C

This report has been compiled on 15/02/2018 by Great Ocean Properties Anglesea. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	2H RIVERSIDE DRIVE, TORQUAY, VIC 3228

Indicative selling price

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

Price Range:	$619,000 to $649,000

Median sale price

Median price	$721,000	House	X	Unit	
Suburb	TORQUAY				
Period	01 January 2017 to 31 December 2017	Source	pricefinder		

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
3/79 THE ESP, TORQUAY, VIC 3228	$680,000	10/10/2017
4/28 DARIAN RD, TORQUAY, VIC 3228	$673,000	23/10/2017
1/11 DARIAN RD, TORQUAY, VIC 3228	$655,000	03/07/2017