

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

Lot 399 Lowtide Drive, Torquay Vic 3228

Indicative selling price

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

Single price \$395,000

Median sale price

Median price \$732,000

House

X

Unit

Suburb or locality Torquay

Period - From 01/04/2017

to

30/06/2017

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	11 Shorebreak St TORQUAY 3228	\$410,000	03/07/2017
2	46 Seahaze Dr TORQUAY 3228	\$385,000	26/08/2016
3	14 Inshore Dr TORQUAY 3228	\$382,500	08/10/2016

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.~~



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$395,000
Median House Price
June quarter 2017: \$732,000

Vacant Land - Zeally Sands Estate Torquay. This block will title October/November approx. and be ready to build on in the New Year. This lovely, flat block of 559sqm has a generous 17m frontage offering the purchaser lots of scope to design their perfect home.

Comparable Properties



11 Shorebreak St TORQUAY 3228 (REI)

Agent Comments



Price: \$410,000
Method: Private Sale
Date: 03/07/2017
Rooms: -
Property Type: Land
Land Size: 480 sqm approx



46 Seahaze Dr TORQUAY 3228 (REI/VG)

Agent Comments



Price: \$385,000
Method: Private Sale
Date: 26/08/2016
Rooms: -
Property Type: Land
Land Size: 648 sqm approx

14 Inshore Dr TORQUAY 3228 (VG)

Agent Comments



Price: \$382,500
Method: Sale
Date: 08/10/2016
Rooms: -
Property Type: Land
Land Size: 627 sqm approx