

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

23 Cosy Avenue, Torquay Vic 3228

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$455,000

&

\$475,000

Median sale price

Median price \$810,000

House

X

Unit

Suburb or locality Torquay

Period - From 01/10/2018

to

31/12/2018

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	13 Fantail Av TORQUAY 3228	\$495,000	23/09/2018
2	24 Cottage Cr TORQUAY 3228	\$479,000	17/09/2018
3	lot 411 Pintail Dr TORQUAY 3228	\$445,000	19/04/2018

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
\$455,000 - \$475,000
Median House Price
December quarter 2018: \$810,000

Comparable Properties



13 Fantail Av TORQUAY 3228 (REI/VG)

Agent Comments



Price: \$495,000
Method: Private Sale
Date: 23/09/2018
Rooms: -
Property Type: Land
Land Size: 587 sqm approx



24 Cottage Cr TORQUAY 3228 (REI)

Agent Comments



Price: \$479,000
Method: Private Sale
Date: 17/09/2018
Rooms: -
Property Type: Land
Land Size: 503 sqm approx

lot 411 Pintail Dr TORQUAY 3228 (REI)

Agent Comments



Price: \$445,000
Method: Private Sale
Date: 19/04/2018
Rooms: -
Property Type: House Block and Other vacant land
Land Size: 532 sqm approx