

# 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 407 Pintail Drive

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$430,000

### Median sale price\*

Median price

House

Unit

Suburb or locality

Torquay

Period - From

to

Source

### 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	lot 411 Pintail Dr TORQUAY 3228	\$445,000	19/04/2018
2	lot 427 53 Pintail Dr TORQUAY 3228	\$435,000	22/06/2018
3	lot 459 Pintail Dr TORQUAY 3228	\$405,000	09/03/2018

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.

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



**Rooms:**

**Property Type:** Land Land

**Size:** 463 sqm approx

Agent Comments

**Indicative Selling Price**

\$430,000

**No median price available**

## Comparable Properties

**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



**lot 427 53 Pintail Dr TORQUAY 3228 (REI)**

Agent Comments

- - -

**Price:** \$435,000

**Method:** Private Sale

**Date:** 22/06/2018

**Rooms:** -

**Property Type:** Land

**Land Size:** 532 sqm approx

**lot 459 Pintail Dr TORQUAY 3228 (REI)**

Agent Comments

- - -

**Price:** \$405,000

**Method:** Auction Sale

**Date:** 09/03/2018

**Rooms:** -

**Property Type:** Land (Res)

**Land Size:** 532 sqm approx