

## 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

18 Cottage Crescent, Torquay Vic 3228

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

Single price \$449,000

**Median sale price\***

Median price \$410,000

Vacant land

X

Suburb or locality

Torquay

Period - From 01/02/2018

to

31/01/2019

Source corelogic

**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	12/09/2018
3	34 Lowtide Dr TORQUAY 3228	\$425,000	09/01/2019

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:** Land  
**Agent Comments**

**Indicative Selling Price**

\$449,000

**Median Vacant Land Price \***

01/02/2018 - 31/01/2019: \$410,000

\* Agent calculated median

## 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 (VG)**

**Agent Comments**



**Price:** \$479,000  
**Method:** Sale  
**Date:** 12/09/2018  
**Rooms:** -  
**Property Type:** House (Res)

**34 Lowtide Dr TORQUAY 3228 (VG)**

**Agent Comments**



**Price:** \$425,000  
**Method:** Sale  
**Date:** 09/01/2019  
**Rooms:** -  
**Property Type:** Land  
**Land Size:** 493 sqm approx