

## 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

11 Swallowtail Drive, 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 \$815,000

#### Median sale price

Median price \$832,222 House ☒ Unit ☐ Suburb or locality Torquay

Period - From 01/01/2018 to 31/03/2018 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	34 Splitters Av TORQUAY 3228	\$930,000	27/03/2018
2	4 Aerial Av TORQUAY 3228	\$845,000	16/04/2018
3	13 Swallowtail Dr TORQUAY 3228	\$817,500	29/03/2018

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.



**Rooms:**

**Property Type:** House

**Land Size:** 493 sqm approx

**Agent Comments**

## Comparable Properties



**34 Splitters Av TORQUAY 3228 (REI)**

**Agent Comments**



**Price:** \$930,000

**Method:** Private Sale

**Date:** 27/03/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 611 sqm approx



**4 Aerial Av TORQUAY 3228 (REI)**

**Agent Comments**



**Price:** \$845,000

**Method:** Private Sale

**Date:** 16/04/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 572 sqm approx



**13 Swallowtail Dr TORQUAY 3228 (REI)**

**Agent Comments**



**Price:** \$817,500

**Method:** Private Sale

**Date:** 29/03/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 493 sqm approx