

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

15 Fishos Drive, Torquay Vic 3228

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

Single price \$470,000

Median sale price*Median price House Unit Suburb or locality TorquayPeriod - 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	54 Attunga Dr TORQUAY 3228	\$463,000	23/01/2018
2	Lot/14 Gilmore Dr TORQUAY 3228	\$450,000	30/01/2018
3	34 Sea Breeze Dr TORQUAY 3228	\$400,000	16/04/2018

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.

* 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: House (Res)

Land Size: 664 sqm approx

Agent Comments

Fully titled corner block in sought after location.

Indicative Selling Price

\$470,000

No median price available

Comparable Properties



54 Attunga Dr TORQUAY 3228 (REI)

Agent Comments



Price: \$463,000

Method: Private Sale

Date: 23/01/2018

Rooms: -

Property Type: Land

Land Size: 585 sqm approx



Lot/14 Gilmore Dr TORQUAY 3228 (REI)

Agent Comments



Price: \$450,000

Method: Private Sale

Date: 30/01/2018

Rooms: -

Property Type: Land

Land Size: 523 sqm approx



34 Sea Breeze Dr TORQUAY 3228 (REI)

Agent Comments



Price: \$400,000

Method: Private Sale

Date: 16/04/2018

Rooms: -

Property Type: Land

Land Size: 400 sqm approx