

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

Single price \$795,000

Median sale price

Median price \$875,000

House

X

Unit

Suburb or locality Torquay

Period - From 01/04/2018

to 30/06/2018

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 Swallowtail Dr TORQUAY 3228	\$817,500	29/03/2018
2	3 Lowtide Dr TORQUAY 3228	\$775,000	24/05/2018
3	26 Swallowtail Dr TORQUAY 3228	\$775,000	21/09/2017

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.

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Indicative Selling Price
\$795,000

Median House Price
June quarter 2018: \$875,000



Rooms:
Property Type: Land
Land Size: 493 sqm approx
Agent Comments

Comparable Properties



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



3 Lowtide Dr TORQUAY 3228 (REI)

Agent Comments



Price: \$775,000
Method: Private Sale
Date: 24/05/2018
Rooms: 6
Property Type: House
Land Size: 553 sqm approx



26 Swallowtail Dr TORQUAY 3228 (REI/VG)

Agent Comments



Price: \$775,000
Method: Private Sale
Date: 21/09/2017
Rooms: -
Property Type: House
Land Size: 500 sqm approx