

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 andpostcode

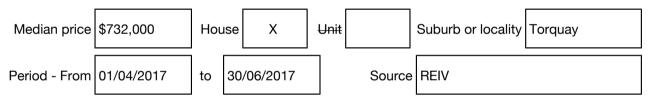
47 Swallowtail Drive, Torquay Vic 3228

Indicative selling price

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

Single price \$395,000

Median sale price



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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Address of comparable property	Price	Date of sale
1 Lot 399 Lowtide Drive 559sqm	\$395,000	11/9/17
2Lot 360 Lowtide Drive 572sqm	\$400,000	7/09/17
3 Lot 382 Lowtide Drive 528sqm	\$355,000	21/06/17

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.

Account - Hayden Torquay | P: 03 52612101 | F: 03 5261 4422

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.









Rooms: Property Type: Land Land Size: 461 sqm approx Agent Comments Indicative Selling Price \$395,000 Median House Price June quarter 2017: \$732,000

Comparable Properties

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