

## 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

47 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 \$395,000

**Median sale price**

Median price \$732,000

House

X

Unit

Suburb or locality

Torquay

Period - From 01/04/2017

to

30/06/2017

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 Lot 399 Lowtide Drive 559sqm	\$395,000	11/9/17
2 Lot 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.



**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

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.