



Statement of Information prepared on:24/08/2018

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

49 Grinders Avenue, Torquay

Indicative selling price

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

Single price \$900,000

Range

Median sale price

(*Delete house or unit as applicable)

Median price 795,000

*House

*Unit

Suburb
or locality Torquay

Period - From 1/7/2017 to 1/7/2018

Source Realestate.com.au

Comparable property sales

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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
28 Seamist Way, Torquay	\$888,000	28/05/2018
10 Wax Ave, Torquay	\$830,000	04/02/2018
31 Aerial Avenue, Torquay	\$1,000,000	20/04/2018