

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property of	fered	for	sale
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Topolty official for said								
Addro Including suburb a postco	and	13 Fantail Av, Torquay Vic 3228						
ndicative selling	price							
or the meaning of t	his price see c	onsumer.vic.gov.a	au/underquoting	_				
Range between \$4	480,000	&	\$528,000					
Median sale price	)*							
Median price	ŀ	House	Unit	Suburb				
Period - From	t	0	Source					

### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six 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 411 Pintail Dr TORQUAY 3228	\$445,000	19/04/2018
3	14 Lowtide Dr TORQUAY 3228	\$440,000	22/02/2018

#### OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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





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<sup>\*</sup> 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:** Land **Land Size:** 586 sqm approx

**Agent Comments** 

Indicative Selling Price \$480,000 - \$528,000 No median price available

## Comparable Properties



54 Attunga Dr TORQUAY 3228 (REI)

**-**





**Price:** \$463,000 **Method:** Private Sale **Date:** 23/01/2018

Rooms: -

**Property Type:** Land **Land Size:** 585 sqm approx

**Agent Comments** 

lot 411 Pintail Dr TORQUAY 3228 (REI)



**₽** -

Price: \$445,000 Method: Private Sale Date: 19/04/2018

Rooms: -

Property Type: House Block and Other vacant

land

Land Size: 532 sqm approx

Agent Comments

14 Lowtide Dr TORQUAY 3228 (REI/VG)





**Agent Comments** 

Price: \$440,000 Method: Private Sale Date: 22/02/2018

Rooms: -

**Property Type:** Building Block **Land Size:** 561 sqm approx

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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.

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