

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



141 MERRIJIG DRIVE, TORQUAY, VIC



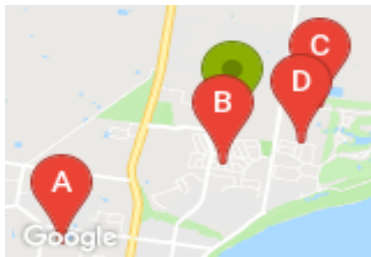
Indicative Selling Price

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

Price Range: \$400,000 to \$440,000

Provided by: Peter Julian, Fruit Property Geelong

MEDIAN SALE PRICE



TORQUAY, VIC, 3228

Suburb Median Sale Price (Vacant Land)

\$299,000

01 July 2017 to 30 June 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



34 SEA BREEZE DR, TORQUAY, VIC 3228



Sale Price

\$400,000

Sale Date: 16/04/2018

Distance from Property: 2.7km



11 SHOREBREAK ST, TORQUAY, VIC 3228



Sale Price

\$410,000

Sale Date: 03/07/2017

Distance from Property: 474m



49 LOWTIDE DR, TORQUAY, VIC 3228



Sale Price

\$400,000

Sale Date: 17/01/2018

Distance from Property: 1.2km



This report has been compiled on 13/07/2018 by Fruit Property Geelong, Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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21 REEF DR, TORQUAY, VIC 3228

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Sale Price

***\$410,000**

Sale Date: 06/06/2018

Distance from Property: 931m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

141 MERRIJIG DRIVE, TORQUAY, VIC

Indicative selling price

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Price Range: \$400,000 to \$440,000

Median sale price

Median price \$299,000

House

Unit

Suburb

TORQUAY

Period 01 July 2017 to 30 June 2018

Source

pricfinder

Comparable property sales

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
34 SEA BREEZE DR, TORQUAY, VIC 3228	\$400,000	16/04/2018
11 SHOREBREAK ST, TORQUAY, VIC 3228	\$410,000	03/07/2017
49 LOWTIDE DR, TORQUAY, VIC 3228	\$400,000	17/01/2018
21 REEF DR, TORQUAY, VIC 3228	*\$410,000	06/06/2018