

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb
 Period - From to 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	43 Lahinch Mews TORQUAY 3228	\$987,500	27/09/2017
2	74 St Georges Way TORQUAY 3228	\$939,000	23/12/2017
3	28 Rippleside Dr TORQUAY 3228	\$860,000	06/12/2017

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.

Suzy Jones
 03 5261 5155
 0438 438 388
 sjones@linksproperty.com.au

Indicative Selling Price
 \$875,000 - \$925,000
Median House Price
 Year ending December 2017: \$745,000



Rooms:
Property Type: Land
Agent Comments

Comparable Properties



43 Lahinch Mews TORQUAY 3228 (REI)

Agent Comments



Price: \$987,500
Method: Private Sale
Date: 27/09/2017
Rooms: -
Property Type: House
Land Size: 632 sqm approx



74 St Georges Way TORQUAY 3228 (REI)

Agent Comments



Price: \$939,000
Method: Private Sale
Date: 23/12/2017
Rooms: -
Property Type: House
Land Size: 822 sqm approx



28 Rippleside Dr TORQUAY 3228 (REI)

Agent Comments



Price: \$860,000
Method: Private Sale
Date: 06/12/2017
Rooms: -
Property Type: House
Land Size: 540 sqm approx