

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

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between  &

**Median sale price**

Median price  House  Unit  Suburb or locality   
 Period - From  to  Source

**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		
2		
3		

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.



 1  
  1  
  1

**Rooms:** 2

**Property Type:** Studio Apartment

**Agent Comments**

18/08/2017 Studio apartment in the Wyndham Resort across from Torquay's beautiful beaches and only a few minutes walk into town, also has a lovely light filled outlook over the creek. Features include quality appliances, dishwasher, European laundry, double size shower. Resort features include fully equipped gym, indoor and outdoor pool, spa, tennis court, bar/lounge, restaurant and secure parking.

**Indicative Selling Price**

\$250,000 - \$275,000

**Median Unit Price**

Year ending June 2017: \$531,750

## Comparable Properties



**332/100 The Esplanade TORQUAY 3228 (REI)**

**Agent Comments**

 1  
  1  
  1

**Price:** \$280,000

**Method:** Private Sale

**Date:** 24/03/2016

**Rooms:** 3

**Property Type:** Apartment

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.