

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	34 Splitters Avenue, Torquay Vic 3228
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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 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	74 St Georges Way TORQUAY 3228	\$939,000	23/12/2017
2	28 Rippleside Dr TORQUAY 3228	\$860,000	06/12/2017
3	42 Splitters Av TORQUAY 3228	\$840,000	21/08/2017

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.

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Indicative Selling Price
\$895,000 - \$950,000
Median House Price
December quarter 2017: \$745,750



Rooms:
Property Type: Land
Land Size: 611 sqm approx
Agent Comments

Comparable Properties



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

42 Splitters Av TORQUAY 3228 (VG)

Agent Comments



Price: \$840,000
Method: Sale
Date: 21/08/2017
Rooms: -
Property Type: House (Res)
Land Size: 611 sqm approx