



**Rooms:**

**Property Type:** Vacant Land

**Land Size:** 171 sqm

**Agent Comments**

5/06/2017 - VACANT LAND OR HOUSE AND LAND IN OLD TORQUAY Sitting right in the heart of Old Torquay is this 171m2 allotment of vacant land.

**Indicative Selling Price**

\$375,000

**Median House Price**

March quarter 2017: \$720,000

## Comparable Properties

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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 18 months.

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## 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

Lot 4/40 Boston Road, Torquay Vic 3228

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

Single price \$375,000

**Median sale price**

Median price \$720,000

House X

Suburb or locality Torquay

Period - From 01/01/2017 to 31/03/2017

Source REIV

**Comparable property sales**

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 18 months.