

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.



3   2   2

**Rooms:**  
**Property Type:** Unit  
**Agent Comments**

16/08/2017 High ceilings and clean lines embody contemporary living in this elegant residence. The bright interior and carefully considered floor plan maximises usable living space.

**Indicative Selling Price**

\$1,350,000 - \$1,450,000

**Median Unit Price**

Year ending June 2017: \$531,750

The agent has been unable to find similar UNITS that compare to this property.

## Comparable Properties



**5/40 The Esplanade TORQUAY 3228 (REI)**

**Agent Comments**

3   2   2

**Price:** \$1,530,000

**Method:** Private Sale

**Date:** 02/03/2017

**Rooms:** 8

**Property Type:** Unit

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.