

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

Single price

Median sale price*

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

Comparable property sales (*Delete A or B below as applicable)

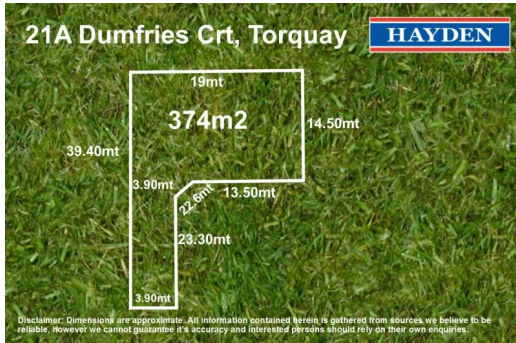
A* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	14 Great Ocean Rd TORQUAY 3228	\$400,000	25/11/2016
2	6 Great Ocean Rd TORQUAY 3228	\$400,000	25/11/2016
3	47 Swallowtail Dr TORQUAY 3228	\$390,000	28/12/2017

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.~~

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



Rooms:
Property Type: Vacant Land
Land Size: 374 sqm approx
Agent Comments

Indicative Selling Price
 \$400,000
No median price available

Disclaimer: Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee it's accuracy and interested persons should rely on their own enquiries.

Comparable Properties



14 Great Ocean Rd TORQUAY 3228 (REI/VG) **Agent Comments**



Price: \$400,000
Method: Auction Sale
Date: 25/11/2016
Rooms: -
Property Type: Land (Res)
Land Size: 335 sqm approx



6 Great Ocean Rd TORQUAY 3228 (REI/VG) **Agent Comments**



Price: \$400,000
Method: Auction Sale
Date: 25/11/2016
Rooms: -
Property Type: Land (Res)
Land Size: 450 sqm approx



47 Swallowtail Dr TORQUAY 3228 (REI) **Agent Comments**



Price: \$390,000
Method: Private Sale
Date: 28/12/2017
Rooms: -
Property Type: Land
Land Size: 462 sqm approx