

STATEMENT OF INFORMATION

19 YALLOCK CIRCUIT, TORQUAY, VIC 3228

PREPARED BY FRUIT PROPERTY GEELONG

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



19 YALLOCK CIRCUIT, TORQUAY, VIC



Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Single Price: **\$395,000**

MEDIAN SALE PRICE



TORQUAY, VIC, 3228

Suburb Median Sale Price (Vacant Land)

\$305,000

01 July 2016 to 30 June 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



17 GRINDERS AVE, TORQUAY, VIC 3228



Sale Price

\$289,000

Sale Date: 27/03/2017

Distance from Property: 1.3km



41 GRINDERS AVE, TORQUAY, VIC 3228



Sale Price

\$312,000

Sale Date: 16/06/2017

Distance from Property: 1.5km



43 GRINDERS AVE, TORQUAY, VIC 3228



Sale Price

\$305,000

Sale Date: 16/06/2017

Distance from Property: 1.5km



This report has been compiled on 12/09/2017 by Fruit Property Geelong, Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

19 YALLOCK CIRCUIT, TORQUAY, VIC 3228

Indicative selling price

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Single Price: \$395,000

Median sale price

Median price \$305,000

House

Unit

Suburb

TORQUAY

Period 01 July 2016 to 30 June 2017

Source

 pricefinder

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
17 GRINDERS AVE, TORQUAY, VIC 3228	\$289,000	27/03/2017
41 GRINDERS AVE, TORQUAY, VIC 3228	\$312,000	16/06/2017
43 GRINDERS AVE, TORQUAY, VIC 3228	\$305,000	16/06/2017