

STATEMENT OF INFORMATION

24 GLENGARRY DRIVE, TORQUAY, VIC 3228

PREPARED BY LEN LENGYEL, FRUIT PROPERTY GEELONG



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



24 GLENGARRY DRIVE, TORQUAY, VIC

 4  2  2

Indicative Selling Price

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

Price Range: **860,000 to 890,000**

Provided by: Len Lengyel, Fruit Property Geelong

MEDIAN SALE PRICE



TORQUAY, VIC, 3228

Suburb Median Sale Price (House)

\$710,000

01 October 2016 to 30 September 2017

Provided by: 

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.



9 WAX AVE, TORQUAY, VIC 3228

 4  2  2

Sale Price

***\$850,000**

Sale Date: 25/11/2017

Distance from Property: 2km



44 MANNA GUM DR, TORQUAY, VIC 3228

 4  2  2

Sale Price

***\$892,187**

Sale Date: 08/11/2017

Distance from Property: 2.8km



3 NEVA CRT, TORQUAY, VIC 3228

 4  2  2

Sale Price

\$845,000

Sale Date: 10/08/2017

Distance from Property: 687m



This report has been compiled on 19/12/2017 by Fruit Property Geelong, Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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21 CONSIDE CRES, TORQUAY, VIC 3228

 3  2  2

Sale Price

***\$830,000**

Sale Date: 24/09/2017

Distance from Property: 239m



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

24 GLENGARRY DRIVE, TORQUAY, VIC 3228

Indicative selling price

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

Price Range: 860,000 to 890,000

Median sale price

Median price \$710,000

House

Unit

Suburb

TORQUAY

Period 01 October 2016 to 30 September 2017

Source

 pricfinder

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
9 WAX AVE, TORQUAY, VIC 3228	*\$850,000	25/11/2017
44 MANNA GUM DR, TORQUAY, VIC 3228	*\$892,187	08/11/2017
3 NEVA CRT, TORQUAY, VIC 3228	\$845,000	10/08/2017
21 CONSIDE CRES, TORQUAY, VIC 3228	*\$830,000	24/09/2017