

# STATEMENT OF INFORMATION

27 BURSARIA STREET, TORQUAY, VIC 3228

PREPARED BY LEN LENGYEL, FRUIT PROPERTY GEELONG



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**27 BURSARIA STREET, TORQUAY, VIC**



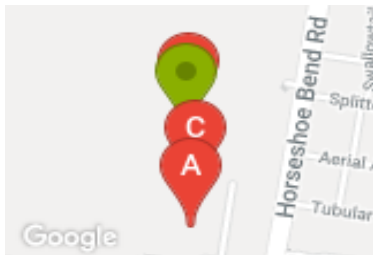
**Indicative Selling Price**

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

**Price Range: 375,000 to 395,000**

Provided by: Len Lengyel, Fruit Property Geelong

## MEDIAN SALE PRICE



**TORQUAY, VIC, 3228**

**Suburb Median Sale Price (Vacant Land)**

**\$304,000**

01 April 2018 to 30 June 2018

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.



**4 BURSARIA ST, TORQUAY, VIC 3228**



**Sale Price**

**\$369,000**

Sale Date: 21/02/2018

Distance from Property: 171m



**29 BURSARIA ST, TORQUAY, VIC 3228**



**Sale Price**

**\$274,000**

Sale Date: 28/02/2018

Distance from Property: 16m



**14 BURSARIA ST, TORQUAY, VIC 3228**



**Sale Price**

**\$259,000**

Sale Date: 06/03/2018

Distance from Property: 103m



This report has been compiled on 03/07/2018 by Fruit Property Geelong. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

## 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

27 BURSARIA STREET, TORQUAY, VIC 3228

### Indicative selling price

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

Price Range: 375,000 to 395,000

### Median sale price

Median price \$304,000

House

Unit

Suburb

TORQUAY

Period 01 April 2018 to 30 June 2018

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
4 BURSARIA ST, TORQUAY, VIC 3228	\$369,000	21/02/2018
29 BURSARIA ST, TORQUAY, VIC 3228	\$274,000	28/02/2018
14 BURSARIA ST, TORQUAY, VIC 3228	\$259,000	06/03/2018