

STATEMENT OF INFORMATION

23 SHOREBREAK STREET, TORQUAY, VIC 3228

PREPARED BY LEN LENGYEL, FRUIT PROPERTY GEELONG



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



23 SHOREBREAK STREET, TORQUAY, VIC - - -

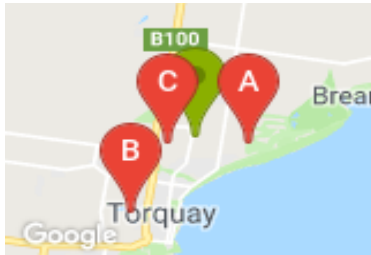
Indicative Selling Price

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

Single Price: **\$599,000**

Provided by: Len Lengyel, Fruit Property Geelong

MEDIAN SALE PRICE



TORQUAY, VIC, 3228

Suburb Median Sale Price (Vacant Land)

\$385,000

01 October 2018 to 31 March 2019

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.



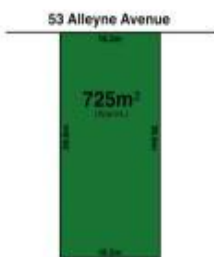
4 SANDS BVD, TORQUAY, VIC 3228 - - -

Sale Price

\$515,000

Sale Date: 03/07/2017

Distance from Property: 1.4km



51 ALLEYNE AVE, TORQUAY, VIC 3228 - - -

Sale Price

\$585,000

Sale Date: 04/04/2018

Distance from Property: 2.7km



61 MARINE DR, TORQUAY, VIC 3228 - - -

Sale Price

\$575,000

Sale Date: 10/10/2018

Distance from Property: 721m

This report has been compiled on 13/05/2019 by Fruit Property Geelong, Property Data Solutions Pty Ltd 2019 - 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

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

23 SHOREBREAK STREET, TORQUAY, VIC 3228

Indicative selling price

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

Single Price: \$599,000

Median sale price

Median price \$385,000

House

Unit

Suburb

TORQUAY

Period 01 October 2018 to 31 March 2019

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

Address of comparable property	Price	Date of sale
4 SANDS BVD, TORQUAY, VIC 3228	\$515,000	03/07/2017
51 ALLEYNE AVE, TORQUAY, VIC 3228	\$585,000	04/04/2018
61 MARINE DR, TORQUAY, VIC 3228	\$575,000	10/10/2018