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STATEMENT OF INFORMATION

Prepared on 20 Jul 2019

Section 47AF of the Estate Agents Act 1980

LAND Offered for Sale

LOT 46/460 Grossmans Road Bellbrae VIC 3228

- -

Indicative Selling Price

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

Single Price \$680,000

Median Sale Price

Important advice about the median sale price: 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*.

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.



3 Merino Drive Bellbrae VIC 3228 Sold Price **\$620,000** Sold Date **16-May-19**
 - - Distance **0.52km**



30 Cunningham Drive Bellbrae VIC 3228 Sold Price **\$595,000** Sold Date **07-May-19**
 - - 4 Distance **1.74km**

10 Brumby Drive Torquay VIC 3228 Sold Price **\$625,000** Sold Date **07-Feb-19**
 - - Distance **3.61km**

RS = Recent sale UN = Undisclosed Sale

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4 Piper Lane Torquay VIC 3228

Sold Price

\$830,000

Sold Date **26-Nov-18**

4 4 -

Distance **3.77km**



41 Diggers Way Torquay VIC 3228

Sold Price ^{RS}

\$608,000

Sold Date **01-Feb-19**

- - -

Distance **4.5km**

RS = Recent sale **UN** = Undisclosed Sale

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