



Rooms:

Property Type: Land

Land Size: 737 sqm

Agent Comments

* Approx 900 metres to beach, large 737sqm allotment * 3 bedrooms (all with BIR's), 2 bathrooms, 2 livings * Private solar & gas heated swim spa, outdoor shower * Northern orientation, solar passive design * Under-floor heating, 2 split systems * Low maintenance landscaping, plus veg gardens

Comparable Properties

6 Glengarry Dr TORQUAY 3228 (VG)

Agent Comments



Price: \$880,000

Method: Sale

Date: 14/10/2016

Rooms: -

Property Type: House (Res)

Land Size: 769 sqm



4 Pacific Dr TORQUAY 3228 (REI)

Agent Comments



Price: \$845,000

Method: Auction Sale

Date: 25/02/2017

Rooms: 6

Property Type: House (Res)

Land Size: 792 sqm



7 Seabird Ct TORQUAY 3228 (REI/VG)

Agent Comments



Price: \$832,500

Method: Auction Sale

Date: 23/01/2016

Rooms: 12

Property Type: House (Res)

Land Size: 888 sqm

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

3 Neva Court, Torquay Vic 3228

Indicative selling price

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

Range between

\$800,000

&

\$880,000

Median sale price

Median price

\$720,000

House

X

Suburb or locality

Torquay

Period - From

01/01/2017

to

31/03/2017

Source

REIV

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
6 Glengarry Dr TORQUAY 3228	\$880,000	14/10/2016
4 Pacific Dr TORQUAY 3228	\$845,000	25/02/2017
7 Seabird Ct TORQUAY 3228	\$832,500	23/01/2016