

• EST. 1928 •

Ben Smith 03 5261 2101 0423 050 825 bens@hayden.com.au

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Propert ^o	y offered	for s	ale
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Address	9 Tubular Avenue, Torquay Vic 3228
Including suburb or	
locality andpostcode	

Indicative selling price

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

Single price	\$705,000
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Median sale price

Median price	\$745,000	Hou	ise X	Unit		Suburb or locality	Torquay
Period - From	01/01/2017	to	31/12/2017		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

	and the construction of th		
1	12 Swallowtail Dr TORQUAY 3228	\$720,000	07/11/2017
2	4 Pintail Dr TORQUAY 3228	\$698,000	22/12/2017
3	12 Cosy Av TORQUAY 3228	\$680,000	31/08/2017

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

Account - Hayden Torquay | P: 03 52612101 | F: 03 5261 4422





Price

Date of sale

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Indicative Selling Price \$705,000 Median House Price

Year ending December 2017: \$745,000



2 | 2 | 2

Rooms:

Property Type: House **Land Size:** 540 sqm approx

Agent Comments

Comparable Properties



12 Swallowtail Dr TORQUAY 3228 (REI/VG)

= 3





Price: \$720,000 **Method:** Private Sale **Date:** 07/11/2017

Rooms: -

Property Type: House Land Size: 512 sqm approx

4 Pintail Dr TORQUAY 3228 (REI)

4





Price: \$698,000 Method: Private Sale Date: 22/12/2017

Rooms: -

Property Type: House Land Size: 518 sqm approx

12 Cosy Av TORQUAY 3228 (REI/VG)







Price: \$680,000 Method: Private Sale Date: 31/08/2017 Rooms: 7

Property Type: House Land Size: 522 sqm approx

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REIV



The information contained herein is to be used as a guide only. Although every care has been taken

in the preparation of the information, we stress that particulars herein are for information only and do

not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Agent Comments

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