

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

26 Swallowtail Drive, Torquay Vic 3228

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$789,000

Median sale price

Median price \$732,000

House

X

Unit

Suburb or locality

Torquay

Period - From 01/04/2017

to

30/06/2017

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.

26 Swallowtail Drive, Torquay Vic 3228

HAYDEN

• EST. 1928 •



4 2 2

Rooms:

Property Type: Land

Land Size: 500 sqm approx

Agent Comments

Brand new home, two living areas

Indicative Selling Price

\$789,000

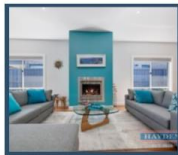
Median House Price

June quarter 2017: \$732,000

Comparable Properties

16 Tubular Avenue, Torquay

FOR SALE 29/09/2015 | \$795,000



Bed: 3

Bath: 2

Car: 2

Land Size: 628sqm
(approx.)

This exceptional property in the coveted Zeally Sands Estate features outstanding detail with all the extras. The home is like Aladdins cave, the inside is simply stunning. You're welcomed by solid black butt timber floors, high ceilings and a wide hallway drawing you into the centre piece of the home an open plan family, kitchen/dining area. You simply have to see this to enjoy the wow factor.

42 Tubular Avenue, Torquay

SOLD 26/05/2017 | \$795,000



Bed: 4

Bath: 2

Car: 2

Land Size: 628sqm
(approx.)

Do you want a quality home with stunning upgrades? Well you have found it, this fantastic 33 square residence with a 6 Star energy rating, positioned on a large 628sqm in the Zeally Sands Estate has everything you could wish for. Four bedrooms plus study, two bathrooms and three living zones plus an outside entertaining area you will love, all within easy walking distance to beautiful Whites Beach - this as new contemporary family home ticks all the boxes.

27 Swallowtail Drive, Torquay

SOLD 23/05/2017 | \$750,000



Bed: 4

Bath: 3

Car: 2

Land Size: 512sqm
(approx.)

Flawless Family Luxury Is Stunning!
> Stunning light filled home featuring family living with raised ceilings and highlight windows will inspire
> Utterly stylish four bedroom will impress with WIR's, spacious and inviting main with ensuite & WIR

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

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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.