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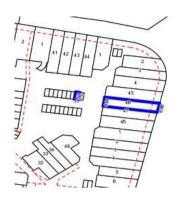
Indicative Selling Price \$499,000 Median House Price March quarter 2017: \$720,000



Property Type: House (New -

Detached)

Land Size: 224 sqm Agent Comments



Comparable Properties



49 Coast Dr TORQUAY 3228 (REI/VG)

3





Price: \$499,000 **Method:** Private Sale **Date:** 15/11/2016

Rooms: 6

Property Type: Townhouse (Single)

Agent Comments



2 Driftwood PI TORQUAY 3228 (REI/VG)

---| 3







Price: \$495,000 Method: Private Sale Date: 09/01/2017

Rooms: 4

Property Type: Townhouse (Single)

Land Size: 150 sqm

Agent Comments



2 Coast Dr TORQUAY 3228 (REI)

— 3



673 2

Price: \$490,000 Method: Private Sale Date: 09/04/2017

Rooms: 6

Property Type: Townhouse (Single)

Agent Comments

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





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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	46 Coast Drive, 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 \$499,000

Median sale price

Median price	\$720,000	H	ouse	Х	Suburb or lo	cality	Torquay
Period - From	01/01/2017	to	31/03	3/2017	Source	REI	′

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
49 Coast Dr TORQUAY 3228	\$499,000	15/11/2016
2 Driftwood PI TORQUAY 3228	\$495,000	09/01/2017
2 Coast Dr TORQUAY 3228	\$490,000	09/04/2017





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