



**Rooms:**

**Property Type:** House (New - Detached)

**Land Size:** 224 sqm

Agent Comments

## Comparable Properties



**49 Coast Dr TORQUAY 3228 (REI/VG)**

Agent Comments



**Price:** \$499,000

**Method:** Private Sale

**Date:** 15/11/2016

**Rooms:** 6

**Property Type:** Townhouse (Single)



**2 Driftwood PI TORQUAY 3228 (REI/VG)**

Agent Comments



**Price:** \$495,000

**Method:** Private Sale

**Date:** 09/01/2017

**Rooms:** 4

**Property Type:** Townhouse (Single)

**Land Size:** 150 sqm



**2 Coast Dr TORQUAY 3228 (REI)**

Agent Comments



**Price:** \$490,000

**Method:** Private Sale

**Date:** 09/04/2017

**Rooms:** 6

**Property Type:** Townhouse (Single)

## 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

46 Coast Drive, Torquay Vic 3228

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$499,000

## 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
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