

Suzy Jones
03 5261 5155
0438 438 388
sjones@linksproperty.com.au

Indicative Selling Price

\$495,000 - \$525,000

Median House Price

March quarter 2017: \$720,000



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 258 sqm

Agent Comments

Comparable Properties



1/9 Grass Tree Ct TORQUAY 3228 (REI)

Agent Comments



Price: \$505,000

Method: Private Sale

Date: 18/04/2017

Rooms: 5

Property Type: Townhouse (Single)



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

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

4 Pebble Place, Torquay Vic 3228

Indicative selling price

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

Range between \$495,000

&

\$525,000

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
1/9 Grass Tree Ct TORQUAY 3228	\$505,000	18/04/2017
49 Coast Dr TORQUAY 3228	\$499,000	15/11/2016
2 Driftwood PI TORQUAY 3228	\$495,000	09/01/2017