



4
 2
 2

Rooms:
Property Type: House
Land Size: 530 sqm

Agent Comments

5/06/2017 - SINGLE LEVEL LIVING CLOSE TO THE BEACH, RESERVE AND SANDS CLUBHOUSE Located one street back from The Esplanade and easy walking distance from the tranquil waters of White's Beach. This single story home is in a quiet no through road and just a stone's throw from The Sands Resort and golf course.

Indicative Selling Price
 \$900,000

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

Comparable Properties



9 Sands Tce TORQUAY 3228 (REI)

Agent Comments

4
 2
 2

Price: \$910,000
Method: Private Sale
Date: 23/01/2016
Rooms: 8
Property Type: House



6 Lahinch Mews TORQUAY 3228 (REI)

Agent Comments

4
 2
 2

Price: \$889,000
Method: Private Sale
Date: 02/06/2016
Rooms: 7
Property Type: House
Land Size: 630 sqm



15 Sands Tce TORQUAY 3228 (REI)

Agent Comments

4
 3
 2

Price: \$870,000
Method: Private Sale
Date: 03/10/2016
Rooms: 5
Property Type: House

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

3 St Annes Drive, Torquay Vic 3228

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

Single price \$900,000

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
9 Sands Tce TORQUAY 3228	\$910,000	23/01/2016
6 Lahinch Mews TORQUAY 3228	\$889,000	02/06/2016
15 Sands Tce TORQUAY 3228	\$870,000	03/10/2016