

Statement of Information

Sections 47AF of the Estate Agents Act 1980

10 Ironbark Court, TORQUAY 3228

Indicative selling price

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

Range \$1,375,000 - \$1,425,000

Median sale price

Median **House** for **TORQUAY** for period **Oct 2017 - Sep 2018**

Sourced from **Pricefinder**.

\$797,500

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

90 Grossmans Rd,
Torquay 3228

Price **\$1,440,000** Sold 03
December 2016

18 Stringybark Dr,
Torquay 3228

Price **\$1,400,000** Sold 24
August 2017

22 Frog Hollow Dr,
Torquay 3228

Price **\$1,409,350** Sold 09
June 2018

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House

5 beds

2 baths

4 parking

**Team 3216 Pty Ltd t/as
Hayeswinckle Agent**

79 Barrabool Road,
Highton VIC 3216

Contact agents



Ray Rounds

03 5241 1488
0417 335 576

ray.rounds@hayeswinckle.com.au



Nyree Cartwright

03 5241 1488

nyree.cartwright@hayeswinckle.com.au

[hayeswinckle]