

5 Lowtide Drive, Torquay Vic 3228

HAYDEN

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Ben Smith

03 5261 2101

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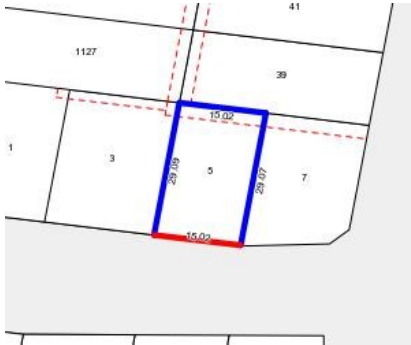
bens@hayden.com.au

Indicative Selling Price

\$645,000

Median House Price

March quarter 2017: \$720,000



4 2 2

Rooms:

Property Type: Land

Land Size: 437 sqm approx

Agent Comments

Comparable Properties



3 Swallowtail Dr TORQUAY 3228 (REI/VG)

Agent Comments

4 2 2

Price: \$638,000

Method: Private Sale

Date: 18/02/2017

Rooms: 6

Property Type: House

Land Size: 527 sqm approx



6 Swallowtail Dr TORQUAY 3228 (REI/VG)

Agent Comments

4 2 2

Price: \$637,000

Method: Private Sale

Date: 10/12/2016

Rooms: 8

Property Type: House

Land Size: 594 sqm approx



10 Crystal Way TORQUAY 3228 (REI)

Agent Comments

4 2 2

Price: \$612,500

Method: Private Sale

Date: 21/04/2017

Rooms: -

Property Type: House

Land Size: 463 sqm approx

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

5 Lowtide Drive, Torquay Vic 3228

Indicative selling price

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

Single price \$645,000

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
3 Swallowtail Dr TORQUAY 3228	\$638,000	18/02/2017
6 Swallowtail Dr TORQUAY 3228	\$637,000	10/12/2016
10 Crystal Way TORQUAY 3228	\$612,500	21/04/2017