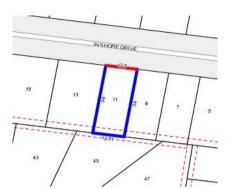


Suzy Jones 03 5261 5155 0438 438 388 siones@linksproperty.com.au

Indicative Selling Price \$745,000 - \$815,000 **Median House Price** June quarter 2017: \$732,000





Agent Comments

Comparable Properties



22 Attunga Dr TORQUAY 3228 (REI/VG)

Price: \$813,000 Method: Private Sale Date: 15/05/2017

Rooms: -

Property Type: House Land Size: 475 sqm approx **Agent Comments**



5 Links Dr TORQUAY 3228 (REI)



Price: \$800.000 Method: Private Sale Date: 10/07/2017

Rooms: -

Property Type: House Land Size: 586 sqm approx Agent Comments



33 Inshore Dr TORQUAY 3228 (VG)



Price: \$765,000 Method: Sale Date: 06/12/2016

Rooms: -

Property Type: House (Res) Land Size: 612 sqm approx

Agent Comments

Account - Torquay Links Property | P: 03 5261 5155





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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	11 Inshore Drive, Torquay Vic 3228
Including suburb or	
locality andpostcode	

Indicative selling price

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

Range between	\$745,000	&	\$815,000

Median sale price

Median price	\$732,000	Н	ouse	Х	Suburb or lo	cality	Torquay
Period - From	01/04/2017	to	30/06/	2017	Source	REI	1

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
22 Attunga Dr TORQUAY 3228	\$813,000	15/05/2017
5 Links Dr TORQUAY 3228	\$800,000	10/07/2017
33 Inshore Dr TORQUAY 3228	\$765,000	06/12/2016



