

Ben Smith 03 5261 2101 0423 050 825 bens@hayden.com.au

### Statement of Information

## Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property offered for sale
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Address Including suburb or locality andpostcode	1119 Horseshoe Bend Road, Torquay Vic 3228						
ndicative selling price							

#### In

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

Range between	\$690,000	&	\$720,000
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### Median sale price

Median price	\$735,000	Hou	ise X	Unit		Suburb or locality	Torquay
Period - From	01/10/2016	to	30/09/2017		Source	REIV	

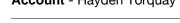
#### Comparable property sales (\*Delete A or B below as applicable)

Α\* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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 26 Swallowtail Dr TORQUAY 3228 \$775,000 21/09/2017 07/11/2017 2 12 Swallowtail Dr TORQUAY 3228 \$720,000 3 \$700,000 6 Cosy Av TORQUAY 3228 25/05/2017

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.





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**Indicative Selling Price** \$690,000 - \$720,000 **Median House Price** Year ending September 2017: \$735,000





# Comparable Properties







Price: \$775,000 Method: Private Sale Date: 21/09/2017

Rooms: -

Property Type: House Land Size: 500 sqm approx **Agent Comments** 



12 Swallowtail Dr TORQUAY 3228 (REI)

**-**3





Price: \$720.000 Method: Private Sale Date: 07/11/2017

Rooms: -

Property Type: House Land Size: 512 sqm approx Agent Comments



6 Cosy Av TORQUAY 3228 (REI/VG)





Price: \$700,000 Method: Private Sale Date: 25/05/2017

Rooms: -

Property Type: House Land Size: 517 sqm approx **Agent Comments** 

Account - Hayden Torquay | P: 03 52612101 | F: 03 5261 4422





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