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Rooms:**Property Type:** House**Land Size:** 685 sqm approx**Agent Comments**

30/06/2017 - Sitting on a generous 685m2 allotment, this beautifully proportioned home was built by renowned local builder Ron Dennehy. Located less than 500m off Torquay's beaches and an easy walk to Loch Ard Drive shop and bus stop. A lovely light filled home in sought after location.

Indicative Selling Price

\$735,000 - \$765,000

Median House Price

March quarter 2017: \$720,000

Comparable Properties

**8 Hani Ct TORQUAY 3228 (REI)****Agent Comments**

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Price: \$770,000**Method:** Private Sale**Date:** 01/06/2017**Rooms:** -**Property Type:** House**Land Size:** 823 sqm approx**11 Antares Ct TORQUAY 3228 (REI)****Agent Comments**

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Price: \$770,000**Method:** Auction Sale**Date:** 08/04/2017**Rooms:** 5**Property Type:** House (Res)**Land Size:** 773 sqm approx**9 Aquilla Av TORQUAY 3228 (REI)****Agent Comments**

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Price: \$720,000**Method:** Private Sale**Date:** 13/01/2017**Rooms:** 7**Property Type:** House (Res)

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

71 Glaneuse Avenue, Torquay Vic 3228

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

Range between \$735,000

&

\$765,000

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
8 Hani Ct TORQUAY 3228	\$770,000	01/06/2017
11 Antares Ct TORQUAY 3228	\$770,000	08/04/2017
9 Aquilla Av TORQUAY 3228	\$720,000	13/01/2017