## hockingstuart

**Indicative Selling Price** \$735,000 - \$765,000

March quarter 2017: \$720,000

**Median House Price** 









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.

### Comparable Properties



8 Hani Ct TORQUAY 3228 (REI)





Price: \$770,000 Method: Private Sale Date: 01/06/2017

Rooms: -

Property Type: House Land Size: 823 sqm approx

Agent Comments

**Agent Comments** 



11 Antares Ct TORQUAY 3228 (REI)





Price: \$770,000 Method: Auction Sale Date: 08/04/2017

Rooms: 5

Property Type: House (Res) Land Size: 773 sqm approx





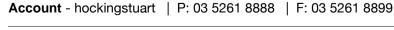


Price: \$720,000 Method: Private Sale Date: 13/01/2017

Rooms: 7

Property Type: House (Res)

**Agent Comments** 





#### 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	71 Glaneuse Avenue, 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	\$735,000	&	\$765,000

#### Median sale price

Median price	\$720,000	H	ouse	Х	Suburb or loo	cality	Torquay
Period - From	01/01/2017	to	31/03	3/2017	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
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





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