

Patrick Hayden (03) 5261 2101 0437 882 088 patrickh@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

Address Including suburb or locality andpostcode

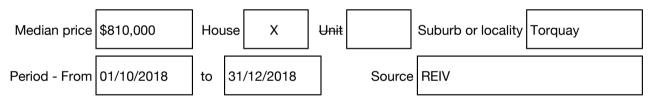
76 Rippleside Drive, Torquay Vic 3228

Indicative selling price

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

Single price \$550,000

Median sale price



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

A* 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	68 Rippleside Dr TORQUAY 3228	\$550,000	10/04/2018
2	74 Rippleside Dr TORQUAY 3228	\$540,000	18/09/2018
3	13 Fantail Av TORQUAY 3228	\$495,000	23/09/2018

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.

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

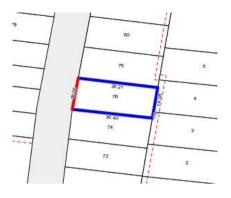
propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.









Rooms: Property Type: Agent Comments Patrick Hayden (03) 5261 2101 0437 882 088 patrickh@hayden.com.au

Indicative Selling Price \$550,000 Median House Price December quarter 2018: \$810,000

Comparable Properties

68 Rippleside Dr TORQUAY 3228 (VG) 	Agent Comments
74 Rippleside Dr TORQUAY 3228 (VG) Image: 1 Image: 1 <th>Agent Comments</th>	Agent Comments
13 Fantail Av TORQUAY 3228 (REI/VG) Image: Price: \$495,000 Method: Private Sale Date: 23/09/2018 Rooms: - Property Type: Land Land Size: 587 sqm approx	Agent Comments

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