HAYDEN
• EST. 1928 •

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	4 Hani Court, Torquay Vic 3228

Indicative selling price

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

Range between	$850,000	&	$900,000

Median sale price

Median price	$745,750	House	X	~~Unit~~		Suburb or locality	Torquay
Period - From	01/10/2017	to	31/12/2017	Source	REIV		

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	1337 Horseshoe Bend Rd TORQUAY 3228	$905,000	27/09/2017
2	203a The Esplanade TORQUAY 3228	$875,000	14/11/2017
3	1316 Horseshoe Bend Rd TORQUAY 3228		18/11/2017

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.~~

REIV propertydata.com.au

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.

4 Hani Court, Torquay Vic 3228

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4 3 2

Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 439 sqm approx

Agent Comments

Indicative Selling Price
$850,000 - $900,000
Median House Price
December quarter 2017: $745,750

Comparable Properties



1337 Horseshoe Bend Rd TORQUAY 3228 (REI/VG)

4 2 2

Price: $905,000
Method: Private Sale
Date: 27/09/2017
Rooms: -
Property Type: House
Land Size: 500 sqm approx

Agent Comments



203a The Esplanade TORQUAY 3228 (REI)

3 2 2

Price: $875,000
Method: Private Sale
Date: 14/11/2017
Rooms: 6
Property Type: House
Land Size: 396 sqm approx

Agent Comments



1316 Horseshoe Bend Rd TORQUAY 3228 (REI)

3 3 2

Price:
Method: Auction Sale
Date: 18/11/2017
Rooms: -
Property Type: House (Res)
Land Size: 464 sqm approx

Agent Comments

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