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	40 Seahaze Drive, Torquay Vic 3228

Indicative selling price

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

Single price	$715,000

Median sale price

Median price	$797,500	House	X	~~Unit~~		Suburb or locality	Torquay
Period - From	01/07/2017	to	30/09/2017	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	2 Seahaze Dr TORQUAY 3228	$745,000	18/05/2017
2	7 Coral St TORQUAY 3228	$721,000	04/08/2017
3	1 Seamist Way TORQUAY 3228	$718,000	06/05/2017

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.~~

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.

40 Seahaze Drive, Torquay Vic 3228

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4 2

Rooms:
Property Type: Land
Land Size: 648 sqm approx

Agent Comments

Indicative Selling Price
$715,000
Median House Price
September quarter 2017: $797,500

Comparable Properties



2 Seahaze Dr TORQUAY 3228 (REI/VG)

4 2 2

Price: $745,000
Method: Private Sale
Date: 18/05/2017
Rooms: 7
Property Type: House
Land Size: 648 sqm approx

Agent Comments



7 Coral St TORQUAY 3228 (VG)

3 - -

Price: $721,000
Method: Sale
Date: 04/08/2017
Rooms: -
Property Type: House (Res)
Land Size: 564 sqm approx

Agent Comments



1 Seamist Way TORQUAY 3228 (REI/VG)

3 2 3

Price: $718,000
Method: Auction Sale
Date: 06/05/2017
Rooms: -
Property Type: House (Res)
Land Size: 586 sqm approx

Agent Comments

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