

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3 Lowtide Drive, Torquay Vic 3228

Indicative selling price

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

Single price \$789,000

Median sale price

Median price \$832,222

House

X

Unit

Suburb Torquay

Period - From 01/01/2018

to

31/03/2018

Source REIV

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

- A*** These are the three properties sold within two kilometres of the property for sale in the last six 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	34 Splitters Av TORQUAY 3228	\$930,000	27/03/2018
2	4 Aerial Av TORQUAY 3228	\$845,000	16/04/2018
3	13 Swallowtail Dr TORQUAY 3228	\$817,500	29/03/2018

OR

- B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

3 Lowtide Drive, Torquay Vic 3228

HAYDEN

• EST. 1928 •

Ben Smith

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Indicative Selling Price

\$789,000

Median House Price

March quarter 2018: \$832,222



4 2 2

Rooms:

Property Type: House

Land Size: 553 sqm approx

Agent Comments

Comparable Properties



34 Splitters Av TORQUAY 3228 (REI)

Agent Comments

5 2 2

Price: \$930,000

Method: Private Sale

Date: 27/03/2018

Rooms: -

Property Type: House

Land Size: 611 sqm approx



4 Aerial Av TORQUAY 3228 (REI)

Agent Comments

4 2 2

Price: \$845,000

Method: Private Sale

Date: 16/04/2018

Rooms: -

Property Type: House

Land Size: 572 sqm approx



13 Swallowtail Dr TORQUAY 3228 (REI)

Agent Comments

4 2 2

Price: \$817,500

Method: Private Sale

Date: 29/03/2018

Rooms: -

Property Type: House

Land Size: 493 sqm approx