HAYDEN
• EST. 1928 •



3/4 2

Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 650 sqm

Agent Comments

Indicative Selling Price
$849,000
Median House Price
March quarter 2017: $720,000

Comparable Properties



2 Lune Ct TORQUAY 3228 (REI/VG)

4 2 3

Price: $885,500
Method: Private Sale
Date: 03/02/2017
Rooms: 6
Property Type: House
Land Size: 795 sqm

Agent Comments



11 Antares Ct TORQUAY 3228 (REI)

4 2 2

Price: $770,000
Method: Auction Sale
Date: 08/04/2017
Rooms: 5
Property Type: House (Res)
Land Size: 773 sqm

Agent Comments



11 Casino Ct TORQUAY 3228 (REI)

4 2 2

Price: $751,000
Method: Private Sale
Date: 16/05/2017
Rooms: 7
Property Type: House
Land Size: 651 sqm

Agent Comments

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.

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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	35 Lochard Drive, Torquay Vic 3228

Indicative selling price

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

Single price	$849,000

Median sale price

Median price	$720,000	House	X	Suburb or locality	Torquay
Period - From	01/01/2017	to	31/03/2017	Source	REIV

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
2 Lune Ct TORQUAY 3228	$885,500	03/02/2017
11 Antares Ct TORQUAY 3228	$770,000	08/04/2017
11 Casino Ct TORQUAY 3228	$751,000	16/05/2017

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