



Rooms:

Property Type:

Agent Comments

Approx 290m2, 3 Phase Power, Electric Gate, Full Security System, Shower, Disabled toilets, Kitchenette, Office Space, Back roller door and personal door.

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Comparable Properties



12 Castles Dr TORQUAY 3228 (VG)

Agent Comments



Price: \$550,550

Method: Sale

Date: 15/02/2016

Rooms: -

Property Type: Warehouse



1/7 Castles Dr TORQUAY 3228 (REI)

Agent Comments



Price: \$547,500

Method: Private Sale

Date: 19/05/2017

Rooms: 2

Property Type: Factory/Warehouse

4/12 Castles Dr TORQUAY 3228 (VG)

Agent Comments



Price: \$508,750

Method: Sale

Date: 28/07/2016

Rooms: -

Property Type: Warehouse

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 and postcode

7A Castles Drive, Torquay Vic 3228

Indicative selling price

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

Single price \$600,000

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
12 Castles Dr TORQUAY 3228	\$550,550	15/02/2016
1/7 Castles Dr TORQUAY 3228	\$547,500	19/05/2017
4/12 Castles Dr TORQUAY 3228	\$508,750	28/07/2016