





Rooms: Property Type: Townhouse (Single) Agent Comments Lynne Hayden 03 5261 5155 0415 966 471 Ihayden@linksproperty.com.au

> Indicative Selling Price \$0 - \$0 Median House Price March quarter 2017: \$720,000

Comparable Properties



76a Beach Rd TORQUAY 3228 (REI)



Price: \$770,000 Method: Private Sale Date: 09/06/2017 Rooms: 7 Property Type: Townhouse (Single)

3/3 Spring St TORQUAY 3228 (REI/VG)

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Agent Comments

Agent Comments



Price: \$615,000 Method: Auction Sale Date: 04/02/2017 Rooms: -Property Type: Unit

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1/9 Grass Tree Ct TORQUAY 3228 (REI)

Agent Comments



Price: \$505,000 Method: Private Sale Date: 18/04/2017 Rooms: 5 Property Type: Townhouse (Single)

Account - Torquay Links Property | P: 03 5261 5155

propertydata

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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.





Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

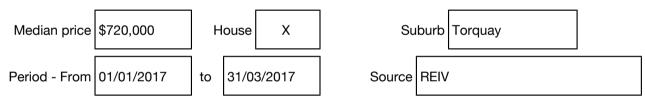
Address 2/82 Beach Road, Torquay Vic 3228 Including suburb and postcode

Indicative selling price

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

| Range between \$0 | & | \$0 |
|-------------------|---|-----|
|-------------------|---|-----|

Median sale price



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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 |
|--------------------------------|-----------|--------------|
| 76a Beach Rd TORQUAY 3228 | \$770,000 | 09/06/2017 |
| 3/3 Spring St TORQUAY 3228 | \$615,000 | 04/02/2017 |
| 1/9 Grass Tree Ct TORQUAY 3228 | \$505,000 | 18/04/2017 |

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