

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 28 Alleyne Avenue, Torquay, VIC 3228

Indicative selling price

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

Price Range \$1,275,000 & \$1,350,000

Median sale price

Median price \$1,300,000 Property Type House Suburb Torquay (3228)

Period - From 01/10/2022 to 30/09/2023 Source Pricefinder

Comparable property sales

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
30 ROCKLEA DRIVE, TORQUAY VIC 3228	\$1,400,000	01/06/2022
58 SARABANDE CRESCENT, TORQUAY VIC 3228	\$1,250,000	02/11/2022
13 DANAUA DRIVE, TORQUAY VIC 3228	\$1,275,000	14/02/2022

This Statement of Information was prepared on: 09/10/2023