

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 and
postcode

48 Coast Drive Torquay VIC 3228

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$695,000

&

\$725,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$810,250

Property type

House

Suburb

Torquay

Period-from

01 Oct 2018

to

30 Sep 2019

Source

Corelogic

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

A* 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

41 Coast Drive Torquay VIC 3228	\$522,000	15-Jan-18
1 Shore Place Torquay VIC 3228	\$720,050	30-Oct-18
5 Seaspray Place Torquay VIC 3228	\$740,000	31-Jul-18

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 10 October 2019



41 Coast Drive Torquay VIC 3228

Sold Price

\$522,000

Sold Date

15-Jan-18

 3  2  1

Distance

0.04km



1 Shore Place Torquay VIC 3228

Sold Price

\$720,050

Sold Date

30-Oct-18

 4  2  1

Distance

0.18km



5 Seaspray Place Torquay VIC 3228

Sold Price

\$740,000

Sold Date

31-Jul-18

 4  2  1

Distance

0.37km

RS = Recent sale

UN = Undisclosed Sale

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