

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

6 Cosy Avenue 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

\$435,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$820,000

*House

X

*Unit

Suburb

Torquay

Period-from

01 Mar 2018

to

28 Feb 2019

Source

Corelogic

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

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

41 Lowtide Drive Torquay VIC 3228	\$420,000	20-Jan-18
51 Lowtide Drive Torquay VIC 3228	\$430,000	22-May-18
68 Rippleside Drive Torquay VIC 3228	\$550,000	10-Apr-18

OR

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

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41 Lowtide Drive Torquay VIC 3228 Sold Price **\$420,000** Sold Date **20-Jan-18**

4 2 -

Distance **0.13km**



51 Lowtide Drive Torquay VIC 3228 Sold Price **\$430,000** Sold Date **22-May-18**

4 2 2

Distance **0.18km**



68 Rippleside Drive Torquay VIC 3228 Sold Price **\$550,000** Sold Date **10-Apr-18**

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Distance **0.2km**

RS = Recent sale UN = Undisclosed Sale

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