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

20 SEAHAZE 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 rang betwee		\$795,000	&	\$835,000			
Median sale price (*Delete house or unit as applicable)										
Median Price	\$1,230,000	Prop	erty type	House		Suburb	Torquay			
Period-from	01 Sep 2023	to	31 Aug 2	024	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	
1 TEMPEST STREET TORQUAY VIC 3228	\$865,000	13-Jun-24	
22 NORFOLK BOULEVARD TORQUAY VIC 3228	\$895,000	09-Jan-24	
15 BURSARIA STREET TORQUAY VIC 3228	\$900,000	04-Feb-24	

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: 23 September 2024

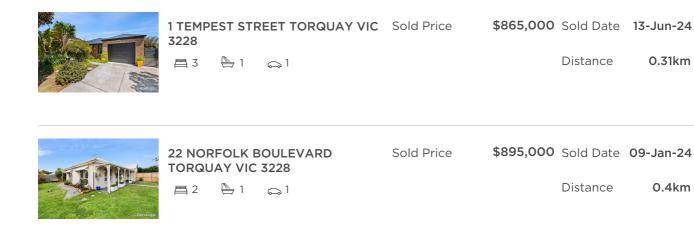


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Dury Resea	15 BUR	SARIA
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and the second	15 BURSARIA STREET TORQU VIC 3228	JAY Sold Price	\$900,000	Sold Date	04-Feb-24
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RS = Recent sale UN = Undisclosed Sale

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