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

12 GRASS TREE COURT 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	-	\$1,090,000	&	\$1,150,000		
Median sale price (*Delete house or unit as applicable)									
Median Price	\$1,200,000	Prop	erty type	House		Suburb	Torquay		
Period-from	01 Jan 2024	to	31 Dec 2	2024	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
7 SWAMP GUM DRIVE TORQUAY VIC 3228	\$1,160,000	28-Mar-24
10 EVERLASTING COURT TORQUAY VIC 3228	\$1,125,000	25-Nov-24
10 WELLINGTON CRESCENT TORQUAY VIC 3228	\$1,237,000	08-May-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: 16 January 2025

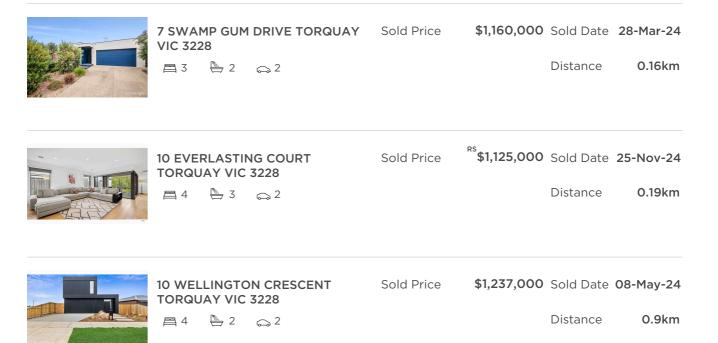


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RS = Recent sale UN = Undisclosed Sale

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