

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

55 Inshore 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

\$995,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$825,500

Property type

House

Suburb

Torquay

Period-from

01 Jun 2019

to

31 May 2020

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

5 Marine Drive Torquay VIC 3228	\$1,023,000	21-Feb-20
36 Koomeela Drive Torquay VIC 3228	\$1,000,000	21-Mar-20
7 Seaward Way Torquay VIC 3228	\$975,000	03-Jun-20

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: 22 June 2020


5 Marine Drive Torquay VIC 3228

Sold Price

\$1,023,000

Sold Date

21-Feb-20
 4
 2
 2

Distance

0.24km

36 Koomeela Drive Torquay VIC 3228

Sold Price

\$1,000,000

Sold Date

21-Mar-20
 4
 2
 2

Distance

0.39km

7 Seaward Way Torquay VIC 3228

Sold Price

\$975,000

Sold Date

03-Jun-20
 4
 2
 2

Distance

0.63km
RS = Recent sale

UN = Undisclosed Sale

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