

Statement of Information

Prepared 2nd June 2023

Sections 47AF of the *Estate Agents Act 1980*

4 Scammell Crescent, Torquay Victoria 3228

Indicative selling price

Price \$1,200,000

Median sale price

Median price \$1,350,000

House ☒

Suburb
or locality Torquay, Vic 3228

Period - From 01 June 2022 to 31 May 2023

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
55 POMORA AVENUE TORQUAY VIC 3228	\$1,100,000	23-Sep-22
1B BOSCARNE AVENUE TORQUAY VIC 3228	\$1,100,000	22-Nov-22
3 MARINE DRIVE TORQUAY VIC 3228	\$1,150,000	03-May-23

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.