

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 or
locality and postcode

1/25 Illawong Drive, Torquay Vic 3228

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$490,000

&

\$539,000

Median sale price

Median price \$430,000

Property Type Vacant land

Suburb Torquay

Period - From 24/12/2019

to

23/12/2020

Source REIV

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 | 11 Murnong Cirt TORQUAY 3228 | \$560,000 | 09/11/2020 |
| 2 | 69 Rosser Blvd TORQUAY 3228 | \$505,000 | 21/10/2020 |
| 3 | 5 Wurrak Cr TORQUAY 3228 | \$400,000 | 13/10/2020 |

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:

24/12/2020 12:21



Property Type:
Agent Comments

Indicative Selling Price

\$600,000 - \$660,000

Median Land Price

24/12/2019 - 23/12/2020: \$430,000

Comparable Properties

11 Murnong Cirt TORQUAY 3228 (VG)

Agent Comments



Price: \$560,000

Method: Sale

Date: 09/11/2020

Property Type: Land

69 Rosser Blvd TORQUAY 3228 (VG)

Agent Comments



Price: \$505,000

Method: Sale

Date: 21/10/2020

Property Type: Land

Land Size: 512 sqm approx

5 Wurrak Cr TORQUAY 3228 (VG)

Agent Comments



Price: \$400,000

Method: Sale

Date: 13/10/2020

Property Type: Land