# 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

10 Point Close 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	\$799,000	<del>or range</del> <del>between</del>	&	

#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$830,000	Property type		House		Suburb	Torquay
Period-from	01 Oct 2019	to	30 Sep 2	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	
75 Inshore Drive Torquay VIC 3228	\$845,000	05-Oct-19	
55 Centreside Drive Torquay VIC 3228	\$820,000	13-Nov-19	
11 Rosser Boulevard Torquay VIC 3228	\$850,000	06-Oct-19	

#### 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: 19 October 2020

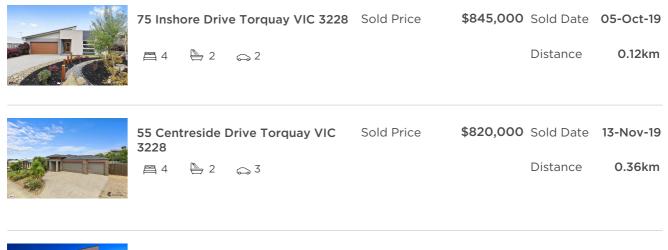


consumer.vic.gov.au



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11 Rosser Boulevard Torquay VIC 3228			Sold Price	\$850,000	Sold Date	06-Oct-19
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#### RS = Recent sale UN = Undisclosed Sale

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