

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

3 Koorunga Place 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

\$745,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Land

Suburb

Torquay

Period-from

01 Dec 2019

to

30 Nov 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

2/59 Bristol Road Torquay VIC 3228	\$790,000	03-Sep-20
5/40 Boston Road Torquay VIC 3228	\$820,000	10-Nov-20
1/32 Bristol Road Torquay VIC 3228	\$782,000	01-Dec-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.

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2/59 Bristol Road Torquay VIC 3228

3 2 2

Sold Price **\$790,000** Sold Date **03-Sep-20**

Distance **0.77km**



5/40 Boston Road Torquay VIC 3228

2 2 1

Sold Price ^{RS} **\$820,000** Sold Date **10-Nov-20**

Distance **0.79km**



1/32 Bristol Road Torquay VIC 3228

2 1 1

Sold Price ^{RS} **\$782,000** Sold Date **01-Dec-20**

Distance **0.82km**

RS = Recent sale

UN = Undisclosed Sale

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