

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

4A Payne Street 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

or range
between

\$950,000

&

\$970,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$803,750

Property type

Other

Suburb

Torquay

Period-from

01 Dec 2018

to

30 Nov 2019

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

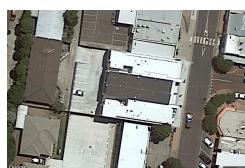
Date of sale

1/17 Pearl Street Torquay VIC 3228	\$975,000	18-Jul-18
1/44 Bristol Road Torquay VIC 3228	\$950,000	01-Oct-18
1/13 Rudd Avenue Torquay VIC 3228	\$950,000	17-Sep-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.~~

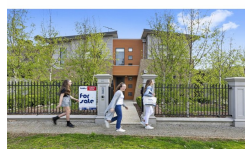
This Statement of Information was prepared on: 02 December 2019



1/17 Pearl Street Torquay VIC 3228 Sold Price **\$975,000** Sold Date **18-Jul-18**

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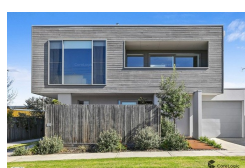
Distance **0.17km**



1/44 Bristol Road Torquay VIC 3228 Sold Price **\$950,000** Sold Date **01-Oct-18**

 4  3  1

Distance **0.28km**



1/13 Rudd Avenue Torquay VIC 3228 Sold Price ^{RS} **\$950,000** Sold Date **17-Sep-19**

 3  2  1

Distance **0.45km**

RS = Recent sale **UN** = Undisclosed Sale

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