

## Statement of Information

Prepared 23<sup>rd</sup> January 2024

Sections 47AF of the *Estate Agents Act 1980*

13A KOOMEELA DRIVE TORQUAY VIC 3228

### Indicative selling price

Price \$459,000

### Median sale price

Median price \$710,750 Land  Suburb or locality Torquay  
Period - From 01 Jan 2023 to 31 Dec 2023 Source CoreLogic

### Comparable property sales (\*Delete A or B below as applicable)

~~A\* These are the three properties sold within two kilometres of the property for sale in the last eighteen 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

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.