

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

7 BOSCARNE AVENUE 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

\$1,350,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,238,500

Property type

House

Suburb

Torquay

Period-from

01 Sep 2023

to

31 Aug 2024

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

33 LOCH ARD DRIVE TORQUAY VIC 3228	\$1,380,000	02-Apr-24
15 CEDUNA CLOSE TORQUAY VIC 3228	\$1,480,000	15-May-24
12 MIRANDA CLOSE TORQUAY VIC 3228	\$1,350,000	12-Jan-24

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: 04 September 2024



**33 LOCH ARD DRIVE TORQUAY
VIC 3228**

 4  2  2

Sold Price

\$1,380,000

Sold Date

02-Apr-24

Distance

0.33km



**15 CEDUNA CLOSE TORQUAY VIC
3228**

 4  2  2

Sold Price

^{RS}

\$1,480,000

Sold Date

15-May-24

Distance

0.51km



**12 MIRANDA CLOSE TORQUAY VIC
3228**

 3  2  2

Sold Price

\$1,350,000

Sold Date

12-Jan-24

Distance

0.6km

RS = Recent sale

UN = Undisclosed Sale

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