

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 OCEAN VIEW CRESCENT 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

\$895,000

Property type

Unit

Suburb

Torquay

Period-from

01 May 2023

to

30 Apr 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

8 OCEAN VIEW CRESCENT TORQUAY VIC 3228	\$1,375,000	20-Sep-23
28 SPRING VALLEY DRIVE TORQUAY VIC 3228	\$1,365,000	02-Mar-24
121 BEACH ROAD TORQUAY VIC 3228	\$1,375,000	09-Apr-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.~~

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**8 OCEAN VIEW CRESCENT
TORQUAY VIC 3228**

2 2 2

Sold Price **\$1,375,000** Sold Date **20-Sep-23**

Distance **0.02km**



**28 SPRING VALLEY DRIVE
TORQUAY VIC 3228**

4 2 2

Sold Price **\$1,365,000** Sold Date **02-Mar-24**

Distance **0.33km**



**121 BEACH ROAD TORQUAY VIC
3228**

4 2 2

Sold Price ^{RS} **\$1,375,000** Sold Date **09-Apr-24**

Distance **1.29km**

RS = Recent sale UN = Undisclosed Sale

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