

# 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 or  
locality and postcode

2/25 Illawong Drive, Torquay Vic 3228

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$600,000 & \$660,000

### Median sale price

Median price \$430,000 Property Type Vacant land Suburb Torquay

Period - From 24/12/2019 to 23/12/2020 Source REIV

### 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	11 Murnong Cirt TORQUAY 3228	\$560,000	09/11/2020
2	69 Rosser Blvd TORQUAY 3228	\$505,000	21/10/2020
3	5 Wurrak Cr TORQUAY 3228	\$400,000	13/10/2020

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:

24/12/2020 12:21



**Property Type:**  
Agent Comments

**Indicative Selling Price**

\$600,000 - \$660,000

**Median Land Price**

24/12/2019 - 23/12/2020: \$430,000

## Comparable Properties

**11 Murnong Cirt TORQUAY 3228 (VG)**

Agent Comments



**Price:** \$560,000

**Method:** Sale

**Date:** 09/11/2020

**Property Type:** Land

**69 Rosser Blvd TORQUAY 3228 (VG)**

Agent Comments



**Price:** \$505,000

**Method:** Sale

**Date:** 21/10/2020

**Property Type:** Land

**Land Size:** 512 sqm approx

**5 Wurrak Cr TORQUAY 3228 (VG)**

Agent Comments



**Price:** \$400,000

**Method:** Sale

**Date:** 13/10/2020

**Property Type:** Land