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

4 Haven Court 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	\$895,000	&	\$945,000
Median sale price				

(*Delete house or unit as applicable)

Median Price	\$830,000	Prope	erty type	House		Suburb	Torquay
Period-from	01 Sep 2019	to	31 Aug 2	2020	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
7A Centre Court Torquay VIC 3228	\$965,000	04-Sep-19
31 Highlander Street Torquay VIC 3228	\$975,000	29-May-20
57 Fischer Street Torquay VIC 3228	\$890,000	10-Nov-19

OR

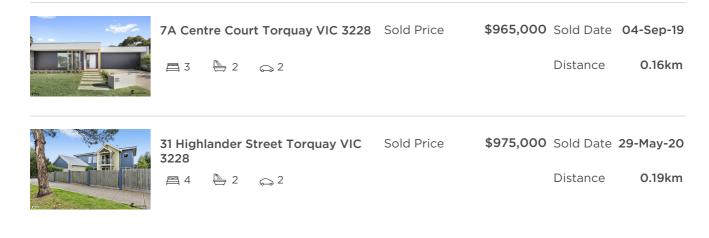
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 22 September 2020



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57 Fischer Street Torquay VIC 3228	Sold Price	\$890,000	Sold Date	10-Nov-19
			Distance	0.6km

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RS = Recent sale UN = Undisclosed Sale

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