# 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

#### 48 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			or rang betwee	-	\$1,325,000	&	\$1,375,000						
<b>Median sale price</b> (*Delete house or unit as applicable)													
Median Price	\$1,233,500	Prop	Property type		House	Suburb	Torquay						
Period-from	01 Oct 2023	to	30 Sep 2	2024	Source	Corelogic							

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

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the A\* estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale	
25 MANNA GUM DRIVE TORQUAY VIC 3228	\$1,330,000	17-Feb-24	
28 SPRING VALLEY DRIVE TORQUAY VIC 3228	\$1,365,000	02-Mar-24	
8 OCEAN VIEW CRESCENT TORQUAY VIC 3228	\$1,375,000	20-Sep-23	

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 October 2024



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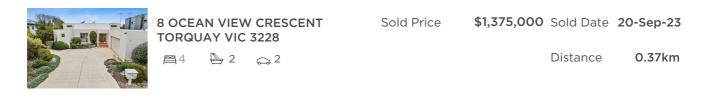
- M 03 5261 4711
- E hello@naturalre.com.au



	25 MANNA GUM DRIVE TORQUAY VIC 3228	Sold Price	\$1,330,000	Sold Date	17-Feb-24
CereLogiz	🛱 4 🕒 2 👝 2			Distance	0.28km
	28 SPRING VALLEY DRIVE TORQUAY VIC 3228	Sold Price	\$1,365,000	Sold Date	02-Mar-24

🛱 4 🕒 2 🞧 2

Distance 0.28km



RS = Recent sale UN = Undisclosed Sale

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