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 Druids Glen Torquay VIC 3228

Indicative selling price

Mediar (*Delete

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or range between	\$1,400,000	&	\$1,500,000		
n sale price							
e house or unit as ap	plicable)						

Median Price	\$1,150,000	Prope	erty type		House	Suburb	Torquay
Period-from	01 Feb 2021	to	31 Jan 2022		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	
57 Links Drive Torquay VIC 3228	\$1,680,000	12-Oct-21	
25 St Georges Way Torquay VIC 3228	\$1,490,000	18-Sep-21	
8 Gleneagles Close Torquay VIC 3228	\$1,620,000	18-Aug-21	

OR

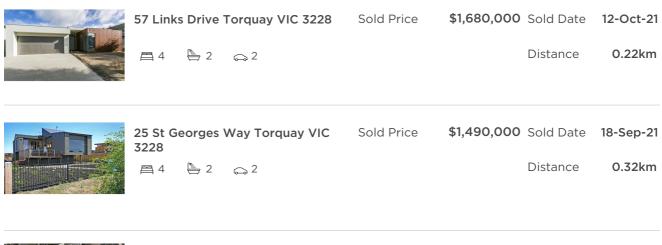
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 23 February 2022



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8 Gleneagles Close Torquay VIC 3228		Sold Price	\$1,620,000	Sold Date	18-Aug-21	
昌 4	2 🚔	ç⊋ 2			Distance	0.55km

RS = Recent sale UN = Undisclosed Sale

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