

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

49A MANNA GUM DRIVE 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

\$855,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,750

Property type

Land

Suburb

Torquay

Period-from

01 Jan 2023

to

31 Dec 2023

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

129 SPRING VALLEY DRIVE TORQUAY VIC 3228	\$870,000	15-Oct-22
30 OZAN CRESCENT JAN JUC VIC 3228	\$970,000	12-Apr-22
4 BROOKER PLACE TORQUAY VIC 3228	\$980,000	14-Feb-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: 12 January 2024



**129 SPRING VALLEY DRIVE
TORQUAY VIC 3228**

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Sold Price **\$870,000** Sold Date **15-Oct-22**

Distance **0.63km**



**30 OZAN CRESCENT JAN JUC VIC
3228**

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Sold Price **\$970,000** Sold Date **12-Apr-22**

Distance **0.99km**



**4 BROOKER PLACE TORQUAY VIC
3228**

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Sold Price **\$980,000** Sold Date **14-Feb-23**

Distance **1.98km**

RS = Recent sale UN = Undisclosed Sale

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