

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

3 Wentworth 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

\$1,500,000

&

\$1,600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$522,500

Property type

Land

Suburb

Torquay

Period-from

01 May 2020

to

30 Apr 2021

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

2 Links Drive Torquay VIC 3228	\$1,425,000	24-Mar-21
48 Sands Boulevard Torquay VIC 3228	\$1,625,000	16-May-21
60 Sands Boulevard Torquay VIC 3228	\$1,525,000	12-Mar-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.~~

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2 Links Drive Torquay VIC 3228

Sold Price ^{RS} \$1,425,000 Sold Date 24-Mar-21

 4  2  2

Distance 0.53km

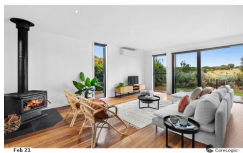


48 Sands Boulevard Torquay VIC 3228

Sold Price ^{RS} \$1,625,000 ^{UN} Sold Date 16-May-21

 4  3  2

Distance 0.61km



60 Sands Boulevard Torquay VIC 3228

Sold Price \$1,525,000 Sold Date 12-Mar-21

 4  3  2

Distance 0.74km



20 Lahinch Mews Torquay VIC 3228

Sold Price \$1,550,000 Sold Date 25-Nov-20

 3  2  5

Distance 1.06km

RS = Recent sale UN = Undisclosed Sale

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