

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode 21 Wilson Street, Torquay, VIC 3228

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$1,000,000

&

\$1,050,000

### Median sale price

Median price

\$1,300,000

Property Type

House

Suburb

Torquay (3228)

Period - From

01/01/2023

to

31/12/2023

Source

pricefinder

### Comparable property sales

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These are the three properties sold within two kilometres of the property for sale in the last six 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
26 SCENTBARK STREET, TORQUAY VIC 3228	\$1,195,000	28/11/2023
23 DUPREE STREET, TORQUAY VIC 3228	\$1,140,000	09/06/2023
5 POPPY GROVE, TORQUAY VIC 3228	\$1,080,000	10/06/2023

This Statement of Information was prepared on: 23/02/2024