

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 72 Rosella Road, Torquay, VIC 3228

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$800,000

&

\$865,000

Median sale price

Median price

\$1,300,000

Property Type

House

Suburb

Torquay (3228)

Period - From

01/01/2023

to

30/06/2023

Source

pricefinder

Comparable property sales

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
160 MERRIJIG DRIVE, TORQUAY VIC 3228	\$873,000	15/05/2023
36A POMORA AVENUE, TORQUAY VIC 3228	\$860,000	27/01/2023
58 STRETTON DRIVE, TORQUAY VIC 3228	\$887,000	16/11/2022

This Statement of Information was prepared on: 04/09/2023