

## 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

54 Fischer 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,180,000

&

\$1,220,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$820,000

Property type

House

Suburb

Torquay

Period-from

01 Mar 2019

to

29 Feb 2020

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

49 Beach Road Torquay VIC 3228	\$1,275,000	03-Feb-19
61 Central Avenue Torquay VIC 3228	\$1,190,000	27-Jul-19
16 Cowrie Road Torquay VIC 3228	\$1,237,500	08-Dec-18

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: 05 March 2020



**49 Beach Road Torquay VIC 3228** Sold Price **\$1,275,000** Sold Date **03-Feb-19**  
Distance **0.45km**

4 2 2



**61 Central Avenue Torquay VIC 3228** Sold Price **\$1,190,000** Sold Date **27-Jul-19**  
Distance **0.53km**

3 3 1



**16 Cowrie Road Torquay VIC 3228** Sold Price **\$1,237,500** Sold Date **08-Dec-18**  
Distance **0.13km**

4 2 2



**58 Fischer Street Torquay VIC 3228** Sold Price **\$900,000** Sold Date **30-Nov-19**  
Distance **0.04km**

4 1 2



**8 Follett Street Torquay VIC 3228** Sold Price **\$1,300,000** Sold Date **12-Dec-19**  
Distance **0.09km**

3 2 4



**31 Cowrie Road Torquay VIC 3228** Sold Price **\$1,090,000** Sold Date **08-May-19**  
Distance **0.13km**

- - -

RS = Recent sale UN = Undisclosed Sale

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**57 Fischer Street Torquay VIC 3228** Sold Price **\$890,000** Sold Date **10-Nov-19**  
Distance **0.18km**

3 1 1



**58 Darian Road Torquay VIC 3228** Sold Price **\$930,000** Sold Date **02-May-18**  
Distance **0.2km**

3 2 2



**18 Grandview Road Torquay VIC 3228** Sold Price **\$865,000** Sold Date **30-Sep-19**  
Distance **0.26km**

3 2 2



**35 Riverside Drive Torquay VIC 3228** Sold Price **\$839,000** Sold Date **29-Nov-19**  
Distance **0.27km**

3 1 1



**22 Felix Crescent Torquay VIC 3228** Sold Price **\$1,200,000** Sold Date **27-Nov-19**  
Distance **0.28km**

3 1 2



**29 Riverside Drive Torquay VIC 3228** Sold Price **\$1,272,500** Sold Date **25-Sep-19**  
Distance **0.28km**

3 2 3

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**16 Beach Road Torquay VIC 3228** Sold Price **\$1,250,000** Sold Date **28-Apr-18**  
Distance **0.3km**

 3  1  2



**39 Fischer Street Torquay VIC 3228** Sold Price **\$925,000** Sold Date **04-Mar-18**  
Distance **0.31km**

 3  1  2



**59 Grandview Road Torquay VIC 3228** Sold Price **\$1,160,000** Sold Date **13-Nov-18**  
Distance **0.31km**

 4  3  2



**56 Cowrie Road Torquay VIC 3228** Sold Price **\$800,000** Sold Date **03-May-19**  
Distance **0.33km**

 3  2  -



**7 Parkside Crescent Torquay VIC 3228** Sold Price **\$900,000** Sold Date **24-Nov-18**  
Distance **0.37km**

 3  1  2



**31 Fischer Street Torquay VIC 3228** Sold Price **\$1,410,000** Sold Date **08-Oct-18**  
Distance **0.42km**

 2  1  -

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**73 Cowrie Road Torquay VIC 3228** Sold Price **\$850,000** Sold Date **29-Mar-19**  
Distance **0.46km**

5 2 2



**36 Orungal Court Torquay VIC 3228** Sold Price **\$1,480,000** Sold Date **16-Nov-18**  
Distance **0.6km**

5 3 1



**3 Lune Court Torquay VIC 3228** Sold Price **\$985,000** Sold Date **28-Mar-19**  
Distance **0.77km**

3 2 2



**5 Empire Court Torquay VIC 3228** Sold Price **\$1,180,000** Sold Date **09-Apr-18**  
Distance **0.77km**

5 2 2



**35 Beales Street Torquay VIC 3228** Sold Price **\$1,000,000** Sold Date **23-Apr-18**  
Distance **1.31km**

3 1 1



**1 Munday Street Torquay VIC 3228** Sold Price **\$1,175,000** Sold Date **07-Jun-19**  
Distance **1.52km**

6 3 2

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