

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

21 HUNTER AVENUE 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

\$1,050,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

Land

Suburb

Torquay

Period-from

01 Oct 2021

to

30 Sep 2022

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

| | | |
|------------------------------------|-------------|-----------|
| 11 TASSELL STREET TORQUAY VIC 3228 | \$1,080,000 | 18-May-22 |
| 36 HUNTER AVENUE TORQUAY VIC 3228 | \$1,225,000 | 27-Sep-22 |
| 25 TAYLOR STREET TORQUAY VIC 3228 | \$1,100,000 | 15-Nov-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.

This Statement of Information was prepared on: 07 October 2022



11 TASSELL STREET TORQUAY VIC 3228

Sold Price

\$1,080,000

Sold Date

18-May-22



3



2



2

Distance

0.14km



36 HUNTER AVENUE TORQUAY VIC 3228

Sold Price

^{RS} **\$1,225,000** ^{UN}

Sold Date

27-Sep-22



3



2



2

Distance

0.16km



25 TAYLOR STREET TORQUAY VIC 3228

Sold Price

\$1,100,000

Sold Date

15-Nov-21



3



2



2

Distance

0.32km

RS = Recent sale

UN = Undisclosed Sale

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