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

30 Highlander Street 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	\$1,225,000	or range between	&	

Median sale price

(*Delete house or unit as applicable)

Median Price	\$830,000	Prope	erty type		House	Suburb	Torquay
Period-from	01 Nov 2019	to	31 Oct 2	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
2 Artisan Close Torquay VIC 3228	\$1,200,000	01-Nov-19
18 Riverside Drive Torquay VIC 3228	\$1,200,000	28-Mar-20
4 Marine Drive Torquay VIC 3228	\$1,400,000	29-Dec-19

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: 02 November 2020

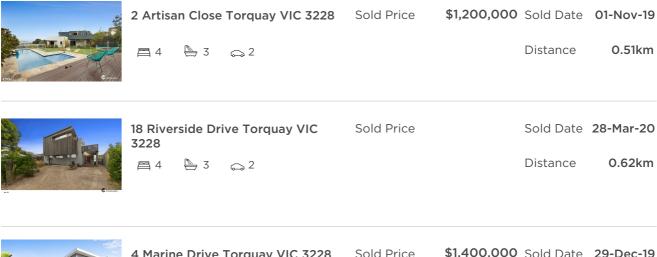


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4 Marine Drive Torquay VIC 3228	Sold Price	\$1,400,000 Sold Date	29-Dec-19
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RS = Recent sale UN = Undisclosed Sale

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