

# 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 1305 Horseshoe Bend Road, Torquay, VIC 3228

### Indicative selling price

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

Single Price \$1,225,000

### Median sale price

Median price \$1,380,000 Property Type House Suburb Torquay (3228)

Period - From 01/04/2022 to 31/03/2023 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
8 TASMAN COURT, TORQUAY VIC 3228	\$1,380,000	18/02/2023
2 BOSCARNE AVENUE, TORQUAY VIC 3228	\$1,300,000	20/01/2023
3 HANI COURT, TORQUAY VIC 3228	\$1,245,000	18/12/2022

This Statement of Information was prepared on: 05/05/2023