

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

225 FISCHER 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

or range
between

\$1,200,000

&

\$1,275,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,315,882

Property type

House

Suburb

Torquay

Period-from

01 Sep 2022

to

31 Aug 2023

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

16 BEACHLEY LANE TORQUAY VIC 3228	\$1,300,000	31-Oct-22
16 STRETTON DRIVE TORQUAY VIC 3228	\$1,285,000	06-Jun-23
11 PINTAIL DRIVE TORQUAY VIC 3228	\$1,270,000	13-Dec-22

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.~~

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Michael Ferris
P 0352614122
M 0488 005 884
E michael@ferrisgold.com.au



16 BEACHLEY LANE TORQUAY VIC 3228

Sold Price

\$1,300,000

Sold Date

31-Oct-22

 4  2  2

Distance

0.53km



16 STRETTON DRIVE TORQUAY VIC 3228

Sold Price

^{RS} **\$1,285,000**

Sold Date

06-Jun-23

 4  2  2

Distance

0.85km



11 PINTAIL DRIVE TORQUAY VIC 3228

Sold Price

\$1,270,000

Sold Date

13-Dec-22

 4  2  2

Distance

1.18km

RS = Recent sale

UN = Undisclosed Sale

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