

## 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

45A SANDS BOULEVARD 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

\$765,000

&

\$785,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$882,500

Property type

Unit

Suburb

Torquay

Period-from

01 Sep 2021

to

31 Aug 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

57A SANDS BOULEVARD TORQUAY VIC 3228	\$770,000	03-Jun-22
8 SANDS TERRACE TORQUAY VIC 3228	\$900,000	06-Jun-22
6 COAST DRIVE TORQUAY VIC 3228	\$780,000	05-Sep-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.~~

This Statement of Information was prepared on: 06 September 2022



**57A SANDS BOULEVARD  
TORQUAY VIC 3228**

 2  2  2

Sold Price **\$770,000** Sold Date **03-Jun-22**

Distance **0.09km**



**8 SANDS TERRACE TORQUAY VIC  
3228**

 3  2  2

Sold Price **\$900,000** Sold Date **06-Jun-22**

Distance **0.06km**



**6 COAST DRIVE TORQUAY VIC  
3228**

 2  2  2

Sold Price <sup>RS</sup> **\$780,000** Sold Date **05-Sep-22**

Distance **0.54km**

RS = Recent sale

UN = Undisclosed Sale

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