

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

4 NESTOR COURT 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

\$1,245,000

&

\$1,295,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,238,500

Property type

House

Suburb

Torquay

Period-from

01 Aug 2023

to

31 Jul 2024

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 LOCH ARD DRIVE TORQUAY VIC 3228	\$1,200,000	20-Nov-23
30 LOCH ARD DRIVE TORQUAY VIC 3228	\$1,305,000	29-Feb-24
5 PETRIANA COURT TORQUAY VIC 3228	\$1,290,000	26-Mar-24

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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11 LOCH ARD DRIVE TORQUAY VIC 3228 Sold Price **\$1,200,000** Sold Date **20-Nov-23**

3 2 1

Distance **0.15km**



30 LOCH ARD DRIVE TORQUAY VIC 3228 Sold Price **\$1,305,000** Sold Date **29-Feb-24**

4 2 2

Distance **0.25km**



5 PETRIANA COURT TORQUAY VIC 3228 Sold Price **\$1,290,000** Sold Date **26-Mar-24**

4 2 2

Distance **0.34km**

RS = Recent sale UN = Undisclosed Sale

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