

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

6 WENTWORTH 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

\$1,100,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$775,000

Property type

Land

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

75 GLANEUSE AVENUE TORQUAY VIC 3228	\$1,165,000	22-Dec-23
9 WENTWORTH COURT TORQUAY VIC 3228	-	02-Aug-23
5 INSHORE DRIVE TORQUAY VIC 3228	\$705,000	19-Aug-23

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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75 GLANEUSE AVENUE TORQUAY Sold Price **\$1,165,000** Sold Date **22-Dec-23**
VIC 3228

- - -

Distance **0.86km**



9 WENTWORTH COURT TORQUAY Sold Price - Sold Date **02-Aug-23**
VIC 3228

4 - -

Distance **0.05km**



5 INSHORE DRIVE TORQUAY VIC Sold Price **\$705,000** Sold Date **19-Aug-23**
3228

- - -

Distance **0.91km**

RS = Recent sale UN = Undisclosed Sale

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