

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

15 WELLINGTON CRESCENT 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

\$790,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$830,000

Property type

Land

Suburb

Torquay

Period-from

01 Apr 2022

to

31 Mar 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

68 ALLEYNE AVENUE TORQUAY VIC 3228	\$790,000	06-Jun-22
5 BORRON BOULEVARD TORQUAY VIC 3228	\$830,000	26-Aug-22
129 SPRING VALLEY DRIVE TORQUAY VIC 3228	\$870,000	15-Oct-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: 27 April 2023



68 ALLEYNE AVENUE TORQUAY VIC 3228

Sold Price

\$790,000

Sold Date

06-Jun-22



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Distance

1.69km



5 BORRON BOULEVARD TORQUAY VIC 3228

Sold Price

\$830,000

Sold Date

26-Aug-22



-



-



-

Distance

2.21km



129 SPRING VALLEY DRIVE TORQUAY VIC 3228

Sold Price

\$870,000

Sold Date

15-Oct-22



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Distance

2.31km

RS = Recent sale

UN = Undisclosed Sale

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