# 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

89 Merrijig Drive 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 rang betwee	5 51045000	&	\$1,095,000				
Median sale price (*Delete house or unit as applicable)									
Median Price	\$1,050,000	Property type	House	Suburb	Torquay				

Period-from	01 Dec 2020	to	30 Nov 2021	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	
196 Merrijig Drive Torquay VIC 3228	\$1,145,000	19-Oct-21	
24 Offshore Drive Torquay VIC 3228	\$1,135,000	03-Aug-21	
28 McLean Street Torquay VIC 3228	\$1,090,000	19-Oct-21	

OR

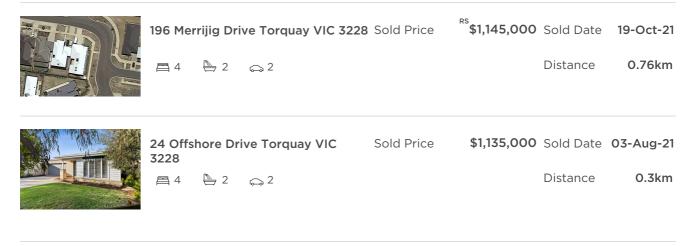
**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 13 December 2021



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*	28 McL	ean Stro	eet Torq	uay VIC 322	8 Sold Price	\$1,090,000	Sold Date	19-Oct-21
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RS = Recent sale UN = Undisclosed Sale

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