

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

3 Altmann Avenue 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

\$649,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Land

Suburb

Torquay

Period-from

01 Jul 2019

to

30 Jun 2020

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

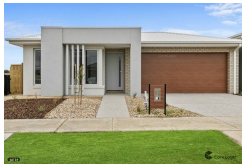
Date of sale

6 Roadknight Lane Torquay VIC 3228	\$675,150	03-Jul-19
15 Point Close Torquay VIC 3228	\$690,000	24-Jul-19
16 McLean Street Torquay VIC 3228	\$652,000	23-Jan-19

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: 17 July 2020



6 Roadknight Lane Torquay VIC 3228

4 2 2

Sold Price

\$675,150

Sold Date

03-Jul-19

Distance

0.35km



15 Point Close Torquay VIC 3228

4 2 2

Sold Price

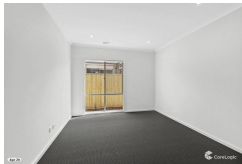
\$690,000

Sold Date

24-Jul-19

Distance

0.37km



16 McLean Street Torquay VIC 3228

4 2 2

Sold Price

\$652,000

Sold Date

23-Jan-19

Distance

0.41km

RS = Recent sale

UN = Undisclosed Sale

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