

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

8 RIPPLESIDE 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 range
between

\$1,025,000

&

\$1,075,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,233,500

Property type

House

Suburb

Torquay

Period-from

01 Oct 2023

to

30 Sep 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

14 CORAL STREET TORQUAY VIC 3228	\$970,000	20-Jun-24
29 PACIFIC DRIVE TORQUAY VIC 3228	\$1,155,000	24-May-24
37 TUBULAR AVENUE TORQUAY VIC 3228	\$1,050,000	27-Aug-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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14 CORAL STREET TORQUAY VIC 3228

Sold Price

\$970,000

Sold Date

20-Jun-24

3

2

1

Distance

0.09km



29 PACIFIC DRIVE TORQUAY VIC 3228

Sold Price

\$1,155,000

Sold Date

24-May-24

3

2

2

Distance

0.24km



37 TUBULAR AVENUE TORQUAY VIC 3228

Sold Price

^{RS} **\$1,050,000**

Sold Date

27-Aug-24

4

2

2

Distance

0.35km

RS = Recent sale

UN = Undisclosed Sale

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