

## Statement of Information

Prepared 6<sup>th</sup> March 2023

Sections 47AF of the *Estate Agents Act 1980*

Lot 14,15 Illawong Drive, Torquay Victoria 3228

### Indicative selling price

Price \$650,000

### Median sale price

Median price \$850,000

Land X

Suburb  
or locality Torquay,Vic 3228

Period - From 01 Mar 2022 to 28 Feb 2023

Source CoreLogic

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last eighteen 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
1 Lot 12, 15 Illawong Drive Torquay Vic 3228	\$650,000	9-Dec-22
2 Lot 9, 15 Illawong Drive Torquay Vic 3228	\$620,000	22-Dec-22
3 Lot 11, 15 Illawong Drive Torquay Vic 3228	\$635,000	27-Jan-23