

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

45 COWRIE ROAD 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

\$2,250,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,190,000

Property type

House

Suburb

Torquay

Period-from

01 Apr 2024

to

31 Mar 2025

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

4A SPRING STREET TORQUAY VIC 3228	\$2,450,000	04-Mar-25
15 HIGHLANDER STREET TORQUAY VIC 3228	\$2,235,000	08-Nov-24
4 PIONEER PLACE TORQUAY VIC 3228	\$2,250,000	13-Jan-25

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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4A SPRING STREET TORQUAY VIC 3228

Sold Price ^{RS} **\$2,450,000** ^{UN} Sold Date **04-Mar-25**

4 3 2

Distance **0.45km**



15 HIGHLANDER STREET TORQUAY VIC 3228

Sold Price **\$2,235,000** Sold Date **08-Nov-24**

5 3 4

Distance **0.68km**



4 PIONEER PLACE TORQUAY VIC 3228

Sold Price ^{RS} **\$2,250,000** ^{UN} Sold Date **13-Jan-25**

4 2 2

Distance **1.79km**

RS = Recent sale **UN** = Undisclosed Sale

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