

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

38 Pomora 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

or range
between

\$745,000

&

\$775,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$825,500

Property type

House

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

8 Grange Crescent Torquay VIC 3228	\$774,000	13-May-19
12 Dumfries Court Torquay VIC 3228	\$750,000	17-Apr-19
34 Loch Ard Drive Torquay VIC 3228	\$795,000	17-Nov-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: 08 July 2020



8 Grange Crescent Torquay VIC 3228

 3  2  2

Sold Price

\$774,000

Sold Date

13-May-19

Distance

0.21km



12 Dumfries Court Torquay VIC 3228

 4  2  2

Sold Price

\$750,000

Sold Date

17-Apr-19

Distance

0.23km



34 Loch Ard Drive Torquay VIC 3228

 3  2  2

Sold Price

\$795,000

Sold Date

17-Nov-19

Distance

0.32km

RS = Recent sale

UN = Undisclosed Sale

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