

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

6 BASIN LANE 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

\$895,000

&

\$945,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,350,000

Property type

House

Suburb

Torquay

Period-from

01 Apr 2022

to

31 Mar 2023

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

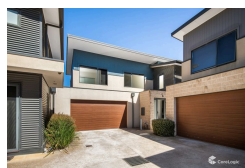
Date of sale

6/2 ETON ROAD TORQUAY VIC 3228	\$912,500	10-Feb-22
5/2 ETON ROAD TORQUAY VIC 3228	\$942,000	28-Apr-22
34 GROSSMANS ROAD TORQUAY VIC 3228	\$935,000	10-Dec-21

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: 26 April 2023



6/2 ETON ROAD TORQUAY VIC 3228

 3  2  2

Sold Price

\$912,500

Sold Date **10-Feb-22**

Distance

0.1km



5/2 ETON ROAD TORQUAY VIC 3228

 3  2  -

Sold Price

\$942,000

Sold Date **28-Apr-22**

Distance

0.12km



34 GROSSMANS ROAD TORQUAY VIC 3228

 4  2  2

Sold Price

\$935,000

Sold Date **10-Dec-21**

Distance

0.47km

RS = Recent sale

UN = Undisclosed Sale

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