

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

15 Lightwood Street 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

\$380,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$803,750

Property type

House

Suburb

Torquay

Period-from

01 Dec 2018

to

30 Nov 2019

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

11 Poa Street Torquay VIC 3228	\$380,000	12-Jul-19
18 Poa Street Torquay VIC 3228	\$375,000	20-Sep-19
14 Poa Street Torquay VIC 3228	\$380,000	09-Aug-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: 09 December 2019


11 Poa Street Torquay VIC 3228

Sold Price

\$380,000

Sold Date

12-Jul-19
 4
 2
 2

Distance

0.32km

18 Poa Street Torquay VIC 3228

Sold Price

\$375,000

Sold Date

20-Sep-19
 4
 2
 2

Distance

0.36km

14 Poa Street Torquay VIC 3228

Sold Price

\$380,000

Sold Date

09-Aug-19
 4
 2
 2

Distance

0.37km
RS = Recent sale

UN = Undisclosed Sale

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