

Statement of Information

Prepared 26th April 2023

Sections 47AF of the *Estate Agents Act 1980*

13 Wurrak Crescent, Torquay Victoria 3228

Indicative selling price

Range between \$520,000

&

\$570,000

Median sale price

Median price \$830,000

Land X

Suburb
or locality Torquay, Vic 3228

Period - From 01 Apr 2022

to

31 Mar 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 9/15 Illawong Rise Torquay Vic 3228	\$620,000	22-Dec-22
2 12/15 Illawong Rise Torquay Vic 3228	\$635,000	09-Dec-22
3 10/15 Illawong Rise Torquay Vic 3228	\$625,000	21-Mar-23