# 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

23 GLASSY WAY TORQUAY VIC 3228

### Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price		or rang betwee	S ST 195 000	&	\$1,225,000						
Median sale price (*Delete house or unit as applicable)											
Median Price	\$1,365,000	Property type	House	Suburb	Torquay						

30 Apr 2023

Source

#### Comparable property sales (\*Delete A or B below as applicable)

01 May 2022

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.

to

Address of comparable property	Price	Date of sale	
24 GLASSY WAY TORQUAY VIC 3228	\$1,200,000	18-Jan-23	
43 SWALLOWTAIL DRIVE TORQUAY VIC 3228	\$1,225,000	06-Feb-23	
27 LOWTIDE DRIVE TORQUAY VIC 3228	\$1,220,000	12-Apr-23	

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: 24 May 2023



Corelogic

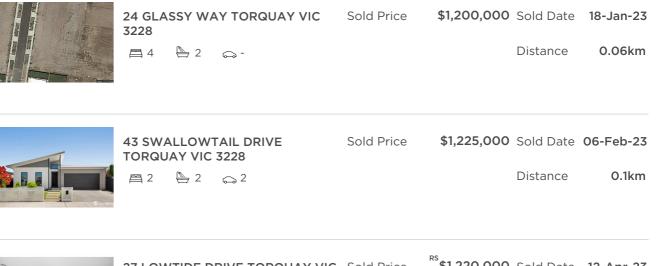
consumer.vic.gov.au



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	27 LOWTIDE DRIVE TORQUAY VIC Sold Price 3228				<sup>RS</sup> \$1,220,000	Sold Date	12-Apr-23
	酉 4	2 🚔	ç⊋ 2			Distance	0.15km

RS = Recent sale UN = Undisclosed Sale

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