

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

1/40 Anderson 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

\$1,450,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$830,000

Property type

House

Suburb

Torquay

Period-from

01 Jun 2019

to

31 May 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

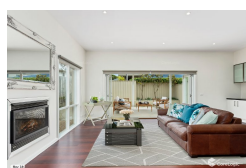
Date of sale

33A Anderson Street Torquay VIC 3228	\$1,035,000	31-Jan-20
34A Boston Road Torquay VIC 3228	\$1,100,000	19-Nov-19
2/2 Park Lane Torquay VIC 3228	\$1,150,000	15-Apr-20

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: 10 June 2020



33A Anderson Street Torquay VIC 3228

 4  2  2

Sold Price

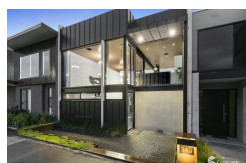
\$1,035,000

Sold Date

31-Jan-20

Distance

0.07km



34A Boston Road Torquay VIC 3228

 3  2  1

Sold Price

\$1,100,000

Sold Date

19-Nov-19

Distance

0.12km



2/2 Park Lane Torquay VIC 3228

 3  1  1

Sold Price

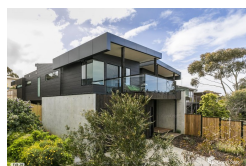
\$1,150,000^{UN}

Sold Date

15-Apr-20

Distance

0.79km



24A Prestwick Avenue Jan Juc VIC 3228

 3  3  2

Sold Price

\$1,170,000

Sold Date

25-Feb-20

Distance

1.53km

RS = Recent sale

UN = Undisclosed Sale

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