# 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 Hillside Parade 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	\$965,000	<del>or range</del> <del>between</del>	&	

### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$930,000	Prope	erty type		House	Suburb	Torquay
Period-from	01 Jul 2020	to	30 Jun 2	2021	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
35A Yallock Circuit Torquay VIC 3228	\$955,000	27-May-21
41 Stretton Drive Torquay VIC 3228	\$930,000	03-Jun-21
6 Legacy Drive Torquay VIC 3228	\$1,135,000	25-May-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.

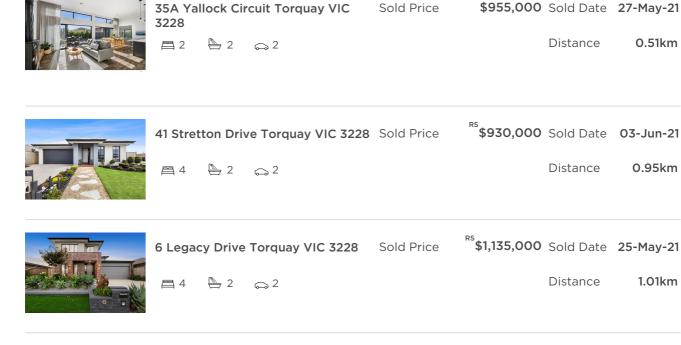
This Statement of Information was prepared on: 07 July 2021



consumer.vic.gov.au



0.65km







94 Cer 3228	ntreside	Drive Torquay VIC	Sold Price	<sup>RS</sup> \$870,000	Sold Date	08-Jun-21
昌 4	2 🚔	<b>⇔</b> 2			Distance	0.65km

10 Mille	r Avenu	e Torquay VIC 3228	Sold Price	<sup>RS</sup> \$904,000	Sold Date	02-Jun-21
昌 3	2	⇔ <sup>2</sup>			Distance	0.96km

#### **RS** = Recent sale UN = Undisclosed Sale

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8 Baird Avenue Torquay VIC 3228 ☐ 4	Sold Price	- Sold Date Distance	28-May-21 1.02km
32 Shorebreak Street Torquay VIC 3228 ☐ 3 ⓑ 2 ⇔ 2	Sold Price \$920,000	<b>)</b> Sold Date Distance	07-Jun-21 1.05km
66 Marine Drive Torquay VIC 3228 ឝ 4	Sold Price <b>\$1,200,00</b>	<b>)</b> Sold Date Distance	11-May-21 1.07km
<b>3 Offshore Drive Torquay VIC 3228</b>	Sold Price	- Sold Date Distance	07-Jun-21 1.13km
16 Koomeela Drive Torquay VIC 3228	Sold Price	Sold Date Distance	30-Apr-21 1.2km

		t Torquay VIC 3228	Sold Price	Sold Date	31-May-21
₿3	3	⇔ <sup>2</sup>		Distance	1.25km

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12 Wave Crescent Torquay VIC 3228 ☐ 5	Sold Price	<sup>RS</sup> <b>\$1,520,000</b> Sold Date Distance	30-Apr-21 1.32km
3 Glengarry Drive Torquay VIC 3228 ■ 5 ► 4 ⇔ 2	Sold Price	<sup>RS</sup> <b>\$1,090,000</b> Sold Date Distance	01-May-21 1.53km
21 Glaneuse Avenue Torquay VIC 3228 ☐ 3 ⓑ 1 ⇔ 1	Sold Price	<sup>RS</sup> <b>\$1,100,000</b> Sold Date Distance	12-May-21 1.58km



13 Boso 3228	carne Av	venue Torquay VIC	Sold Price	<sup>RS</sup> <b>\$1,150,000</b> Sold Date Distance	31-May-21
<b>=</b> 3	2	<b>⇔</b> 2		Distance	1.64km

Ensteine and	13 Seab	oird Cour	rt Torquay VIC 3228	Sold Price	<sup>RS</sup> \$1,030,000	Sold Date	01-May-21
	昌 3	1	<b>⇔</b> 1			Distance	1.86km

5 Petria	ana Cour	t Torquay VIC 3228	Sold Price	<sup>RS</sup> \$1,330,000	Sold Date	10-Jun-21
酉 4	2	ç⊋ 2			Distance	1.86km

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	9 Rippleside Drive Torquay VIC	Sold Price	<b>\$1,300,000</b> Sold Date	
<b>F</b>	🚍 3 🖕 2 👝 2		Distance	1.93km
	3 Tea Tree Rise Torquay VIC 3228	Sold Price	<sup>RS</sup> <b>\$1,290,000</b> Sold Date	04-Jun-21



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