

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

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$930,000

Property type

House

Suburb

Torquay

Period-from

01 Jul 2020

to

30 Jun 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



35A Yallock Circuit Torquay VIC 3228

Sold Price

\$955,000

Sold Date

27-May-21

2 2 2

Distance

0.51km



41 Stretton Drive Torquay VIC 3228

Sold Price

^{RS} **\$930,000**

Sold Date

03-Jun-21

4 2 2

Distance

0.95km



6 Legacy Drive Torquay VIC 3228

Sold Price

^{RS} **\$1,135,000**

Sold Date

25-May-21

4 2 2

Distance

1.01km



86 Merrijig Drive Torquay VIC 3228

Sold Price

^{RS} **\$780,000**

Sold Date

30-Apr-21

4 2 2

Distance

0.65km



94 Centreside Drive Torquay VIC 3228

Sold Price

^{RS} **\$870,000**

Sold Date

08-Jun-21

4 2 2

Distance

0.65km



10 Miller Avenue Torquay VIC 3228

Sold Price

^{RS} **\$904,000**

Sold Date

02-Jun-21

3 2 2

Distance

0.96km

RS = Recent sale

UN = Undisclosed Sale

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8 Baird Avenue Torquay VIC 3228

Sold Price

^{RS}

- Sold Date **28-May-21**

 4  2  2

Distance **1.02km**



32 Shorebreak Street Torquay VIC 3228

Sold Price

^{RS}

\$920,000 Sold Date **07-Jun-21**

 3  2  2

Distance **1.05km**



66 Marine Drive Torquay VIC 3228

Sold Price

\$1,200,000

Sold Date **11-May-21**

 4  2  3

Distance **1.07km**



3 Offshore Drive Torquay VIC 3228

Sold Price

^{RS}

- Sold Date **07-Jun-21**

 4  2  4

Distance **1.13km**



16 Koomeela Drive Torquay VIC 3228

Sold Price

Sold Date **30-Apr-21**

 4  2  2

Distance **1.2km**



1 Roberts Street Torquay VIC 3228

Sold Price

Sold Date **31-May-21**

 3  3  2

Distance **1.25km**

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UN = Undisclosed Sale

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12 Wave Crescent Torquay VIC 3228

5 3 2

Sold Price

^{RS} **\$1,520,000**

Sold Date

30-Apr-21

Distance

1.32km



3 Glengarry Drive Torquay VIC 3228

5 4 2

Sold Price

^{RS} **\$1,090,000**

Sold Date

01-May-21

Distance

1.53km



21 Glaneuse Avenue Torquay VIC 3228

3 1 1

Sold Price

^{RS} **\$1,100,000**

Sold Date

12-May-21

Distance

1.58km



13 Boscarne Avenue Torquay VIC 3228

3 2 2

Sold Price

^{RS} **\$1,150,000**

Sold Date

31-May-21

Distance

1.64km



13 Seabird Court Torquay VIC 3228

3 1 1

Sold Price

^{RS} **\$1,030,000**

Sold Date

01-May-21

Distance

1.86km



5 Petriana Court Torquay VIC 3228

4 2 2

Sold Price

^{RS} **\$1,330,000**

Sold Date

10-Jun-21

Distance

1.86km

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3 Tea Tree Rise Torquay VIC 3228

Sold Price

^{RS}

\$1,290,000

Sold Date

04-Jun-21



3



2



2

Distance

1.93km



9 Rippleside Drive Torquay VIC 3228

Sold Price

\$1,300,000

Sold Date

23-Apr-21



4



2



2

Distance

1.98km

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