Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale						
45 SANDS BOULEVARD 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)						
		or range between		\$710,000	&	\$730,000
Median sale price (*Delete house or unit as applicable)						
\$875,000	Property type			Unit	Suburb	Torquay
01 Mar 2024	to	28 Feb 2	2025 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						
	25 SANDS BOOM 25	25 SANDS BOULE\ 26 see consumer.vic.gov.a 27 Sales (*Delete A or B 28 properties sold within five 29 nt's representative considerations.	45 SANDS BOULEVARD TORO see see consumer.vic.gov.au/underquot or range between the second se	45 SANDS BOULEVARD TORQUAY The see see consumer.vic.gov.au/underquoting (*Dept. or range between see see consumer.vic.gov.au/underquoting (*Dept. or range between see between see between see see consumer.vic.gov.au/underquoting (*Dept. or range between see between see between see see consumer.vic.gov.au/underquoting (*Dept. or range between see between see see consumer.vic.gov.au/underquoting (*Dept. or range between see see see see consumer.vic.gov.au/underquoting (*Dept. or range between see see see see see see see see see	45 SANDS BOULEVARD TORQUAY VIC 3228 The see consumer.vic.gov.au/underquoting (*Delete single price or range between \$710,000 Toplicable) \$875,000 Property type Unit 01 Mar 2024 to 28 Feb 2025 Source Sales (*Delete A or B below as applicable) properties sold within five kilometres of the property for sale of the pr	45 SANDS BOULEVARD TORQUAY VIC 3228 The see consumer.vic.gov.au/underquoting (*Delete single price or range or range between \$710,000 & Toplicable) \$875,000 Property type Unit Suburb O1 Mar 2024 to 28 Feb 2025 Source Sales (*Delete A or B below as applicable) properties sold within five kilometres of the property for sale in the last of

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: 25 March 2025



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