# 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

4/2 Eton Road 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	\$700,000	<del>or range</del> <del>between</del>	&	
-		neewsea		

#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$573,500	Prop	Property type		Unit		Torquay
Period-from	01 Dec 2018	to	30 Nov 2	2019 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	
5/2 Eton Road Torquay VIC 3228	\$635,000	23-May-19	
10A Eton Road Torquay VIC 3228	\$685,000	15-Jun-19	
2/22 Eton Road Torquay VIC 3228	\$675,000	24-Aug-18	

#### 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.

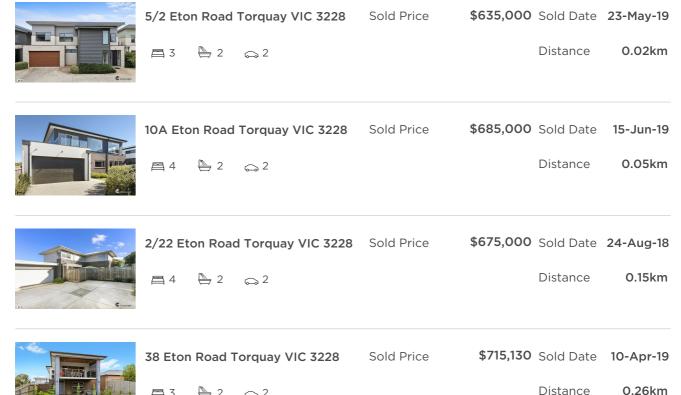
This Statement of Information was prepared on: 11 December 2019



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	1/7 Everlasting Court Torquay VIC 3228			Sold Price	\$610,000	Sold Date	05-Feb-19
		2 🚔	<b>⇔</b> 1			Distance	0.51km

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

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