

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode 5 Tasman Court, Torquay, VIC 3228

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$1,000,000

### Median sale price

Median price \$735,000 Property Type Vacant Land Suburb Torquay (3228)

Period - From 01/07/2022 to 30/06/2023 Source pricefinder

### Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
16 WIRILDA STREET, TORQUAY VIC 3228	\$740,000	22/03/2022
2 MURNONG CIRCUIT, TORQUAY VIC 3228	\$790,000	16/06/2023
8 PYKE CRESCENT, TORQUAY VIC 3228	\$900,000	11/07/2023

This Statement of Information was prepared on: 31/08/2023