

## 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

35/12 Lahinch Mews Torquay VIC 3228

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$775,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Torquay

Period-from

01 Aug 2019

to

31 Jul 2020

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

48 Coast Drive Torquay VIC 3228	\$720,000	27-Nov-19
5 Seaspray Place Torquay VIC 3228	\$850,000	05-Jun-20
1/16 Island Drive Torquay VIC 3228	\$685,000	17-Aug-20

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: 28 August 2020



**48 Coast Drive Torquay VIC 3228**

Sold Price

**\$720,000**

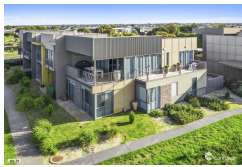
Sold Date

**27-Nov-19**

 4  2  2

Distance

**0.58km**



**5 Seaspray Place Torquay VIC 3228**

Sold Price

**\$850,000**

Sold Date

**05-Jun-20**

 3  2  1

Distance

**0.8km**



**1/16 Island Drive Torquay VIC 3228**

Sold Price

<sup>RS</sup>**\$685,000**

Sold Date

**17-Aug-20**

 3  1  2

Distance

**1.41km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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